

April 8, 2021 Planning Commission Meeting

203 E 12th Ave Land Development Packet (page 2)

261-263 East Elm Street Land Development Packet (page 76)

Accessory Structure Ordinance Amendment Packet (page 145)

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

To be completed by the Borough:

Submission Information:	
File Number: <u>LD-2021-01</u>	File Date: <u>3/5/21</u>
Project Title: <u>203 E. 12th Ave (Land Development)</u>	Date Complete: <u>3/5/21</u>
Received By: <u>B. Rogers</u>	90 Day Date: <u>Waived</u>

REQUIRED MATERIALS FOR ALL LAND DEVELOPMENT/SUBDIVISION APPLICATIONS

1. This form MUST be completed and submitted with the Borough's Land Development/Subdivision application.
2. A Land Development/Subdivision Application MUST include all of the items listed in the application checklist to be considered complete.

Incomplete applications will NOT be placed on a Planning Commission agenda. Incomplete applications will be returned to the applicant.
3. Complete applications must be received at least 38 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.

It is highly encouraged to submit applications in a digital format.
4. One (1) digital copy plus seven (7) paper copies of the complete application are required if submitting digitally, or fifteen (15) paper copies of the complete application are required.

Applicant Information:

Name: Ratoskey & Trainor, Inc.
Address: 3201 Pottshop Road
East Norriton, Pa. 19403
Phone: 610-496-6213
Fax: 610-272-2403
E-Mail*: robr110@aol.com

Property Owner Information (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail*: _____

Architect/Planner: _____

Address: _____
E-mail*: _____ Phone/Fax: _____

Engineer/Surveyor: Bradford R. Grauel, PLS, OTM, LLC

Address: 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
E-mail*: bradgr.otm@gmail.com Phone/Fax: (484) 638-0206

Landscape Architect: _____

Address: _____
E-mail*: _____ Phone/Fax: _____

Attorney: BLUMBERG + RATH ATTORNEYS, GERALD RATH

Address: 25 E. BUTLER AVE, AMBLER PA 19002
E-mail*: GRATH@BLUMBERG-RATH.COM Phone/Fax: 215-628-8823

*All correspondence regarding this application from the Planning Commission and staff will be made via e-mail. All persons involved with this application should provide their e-mail addresses so that information including, but not limited to, meeting dates and plan reviews replaces revisions here, is distributed appropriately.

Application For: (See Section 22-305.A or the bottom of page 10 of the application packet for clarification)

- Minor Land Development
- Preliminary Major Land Development
- Final Major Land Development
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision

Project Information:

Location (Street Address): 203 E. 12th Avenue

Tax Assessment Parcel No. 050011404003 County Deed Book No. 6068 Page No. 2005

Description of Proposed Work: construction of 3 single family detached dwellings

Total Tract Acreage: 0.322 Project Acreage 0.322

Zoning District BR-1 Existing Number of Lots: 3 Proposed Number of Lots:

Proposed Land Use: 3 Single-Family Detached Single-Family Semi-Detached Multi-Family
 Single-Family Attached Commercial Office Industrial

Other (Describe):

Existing Sewer Flows: Proposed Sewer Flows: 1575 gpd (approved)

Check List - Plans:

The applicant must provide all of the following plans for an application to be considered complete. Section 22, Part 3 of the SALDO outlines plan submission requirements and the criteria that must be met in order for submissions to be deemed complete. These requirements are listed on information sheets provided at the end of this application package. If the required plans listed below do not have sufficient information to allow for staff reviews, the application may be considered incomplete and returned, requesting additional information.

- Record Plan
- Existing Features Site Plan (previously approved)
- Grading Plan
- Erosion and Sediment Control Plan
- Lighting Plan_Major
- Circulation Plan_Major
- Stormwater Calculations
- Landscape Plan (sealed by a Landscape Architect)
- Demolition Plan (previously approved)
- Detail Sheets
- Traffic Study (if applicable)
- Post Construction Stormwater Management Plan
- Utility Plan

Check List - Proof of ownership and zoning relief:

- Proof of equitable ownership or interest in the property - copy of the deed to the subject property
- Copy of adjudication of Zoning Hearing Board related to the application

Check List - Color Photographs of Site and Existing Conditions: (previously submitted and approved)

- Streetscape in all directions, showing subject property in each
- Façade and secondary elevations of existing building(s) on site
- Sidewalk and curb conditions
- Street trees
- Alley conditions, if present

Check List - Building Elevations:

- Architectural drawings and renderings of proposed building(s)

Check List - Setback of Proposed Building(s):

- Established building line for the block on which the property is located (eg: scale off an aerial) (In plan, show setbacks of all existing buildings on same side of the street as project for entire block.)

List of Requested Waivers:


Section/Requirement:
none

Relief Requested:

Have you met with the Zoning Officer regarding this plan? Yes No
 Are there known variances/any zoning relief necessary for this project? Yes No
 If YES, have you submitted an application for the Zoning Hearing Board? Yes No
 Has this plan been reviewed by the Zoning Hearing Board? Yes No

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Borough a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct and complete.


 Signature of Applicant
3-5-2021
 Date

 Signature of Property Owner (if not the same as applicant)

 Date

ALL MAJOR subdivision/land use applications require a pre-submission meeting to discuss the project prior to full application submittal.

MINOR subdivision/land use applications may request a pre-submission meeting; if one is desired.

Meetings are held the second and fourth Tuesday of each month beginning at 1:30pm at the Borough Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

 Applicant signature date

To schedule a pre-submission meeting, please contact the office of the Borough Manager
 ph: 610.828.1092
 e: landuse@conshohockenpa.gov

Borough Use Only:

<input checked="" type="checkbox"/> Filing Fee	Amount \$	<u>700.00</u>	Check No.	<u>4683</u>
<input checked="" type="checkbox"/> Pre-Construction Professional Services Escrow	Amount \$	<u>5,000.00</u>	Check No.	<u>4684</u>

Decision Information:

Approval _____ Denial _____ Decision Date: _____

Comments/Conditions:

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT
FOR PROFESSIONAL REVIEW FEES

PRE-SUBMISSION MEETING

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Borough Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Borough. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Borough may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed  Date: 3/5/21
Applicant

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

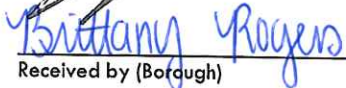
Planning Process Extension Agreement

The Pennsylvania Municipality Planning Code (MPC) and the Conshohocken Borough Subdivision and Land Development Ordinance state that action must be taken by the Borough within ninety (90) days after a complete application is filed with the Borough. In the Borough, larger and complicated projects have historically required additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 509) and the Conshohocken Borough Subdivision and Land Development Ordinance (Section 22-308).


Applicant signature

3-5-2021
Date


Received by (Borough)

3/5/21
Date

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT
FOR PROFESSIONAL REVIEW FEES

SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

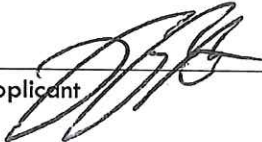
The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Borough Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Borough. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Borough may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed _____

Applicant



Date: _____

3-5-2021

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ALL PLANS SHOULD CONFORM TO THE FOLLOWING:

[Section 22-304.A]

1. Plan is clearly and legibly drawn.
2. Plan scale does not exceed one (1) inch equals fifty (50) feet (sites >5 Acres may be drawn 1:100).
3. Dimensions are in feet and decimals and bearings in degrees, minutes and seconds.
4. Sheet size shall be 15" x 18", 18" x 30", 24" X 36" or 30"x42".
5. A key map has been provided when there are two or more sheets.

[Section 22-304.B]

6. Name and address of the subdivider or developer and the registered engineer or surveyor.
7. Subdivision/development name, location in terms of significant bounding roads, and name of municipality.
8. The date of preparation (or revision) of the plan, scale and north point.
9. Entire tract boundary with bearings and distances and a statement of the tract size.
10. Layout and dimensions of all lots and the net lot area of each parcel.
11. Floor Area and/or gross leasable area of each existing/proposed building, as applicable.
12. A key map relating the subdivision to at least three (3) intersecting streets.
13. A legend sufficient to indicate clearly between existing and proposed conditions.
14. A schedule of all zoning requirements and classifications.
15. A list of all requested/obtained variances, waivers or special exceptions.

[Section 22-410.5]

16. Narrative/description of the project
17. All bodies of water
18. All physical features
19. All underground utilities
20. Proposed change to land surface and vegetative cover
21. Areas to be cut and filled
22. Stormwater management controls and maintenance program during construction
23. Stormwater management controls and maintenance program after construction
24. Easements
25. Expected project schedule

Address the following to determine which application to submit:

[Section 22-305.A]

	Yes	No
1. There are less than three (3) lots.	—	<u>X</u>
2. There is only one residential building with less than five (5) dwelling units.	—	<u>X</u>
3. The property has not been part of a subdivision or land development submitted within the past three (3) years.	—	<u>X</u>
4. The property fronts on a physically improved street that is legally open to the public.	<u>X</u>	—
5. The project will not involve the construction of any new street or road, the extension of municipal facilities or the creation of any other public improvements.	—	<u>X</u>
6. The project will not require a variance(s) from the Borough Zoning Ordinance for no more than one of the proposed lots on which new construction will occur or may occur in the future.	—	<u>X</u> pending
7. The project is in general conformance with the Borough Master Plan and other plans.	<u>X</u>	—

If ALL responses were YES, please file a MINOR subdivision and/or land development application.
If ANY response was NO, please file a MAJOR subdivision and/or land development application.

ARCHITECT HAS REVIEWED AND APPROVED ALL FOUNDATION STRUCTURE AND ALL STRUCTURAL FRAMING MEMBERS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND ALL NECESSARY APPROVALS AND FOR VERIFYING ALL CONDITIONS BUT NOT LIMITED TO, ALL REQUIREMENTS TO MEANS OF EGRESS, MINIMUM AND MAXIMUM DIMENSIONS, STAIRS, FIREPLACE CONSTRUCTION, MECHANICAL, ELECTRICAL, PLUMBING, VENTING, AND FIRE PROTECTIONS.

GENERAL NOTES:

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING ALL EXISTING CONDITIONS AS INDICATED ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY EXISTING CONDITIONS ARE NOT AS SHOWN. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DRAWINGS, THE CONTRACTOR SHALL PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS.
- 2) THE CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS WITH THE PROPOSED WORK PRIOR TO COMMENCEMENT OF THIS WORK.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL REQUIRED BRACING AND SHORING OF ALL CONSTRUCTION.
- 4) THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR OWNER OF ANY FABRICATION INSTALLATION AND/OR ERECTION BEFORE THE INSTALLATION OF ANY FABRICATED MEMBER, FRAME, CEILING OR FLOORING.
- 5) THE CONTRACTOR SHALL PROVIDE FOR DEWATERING, AS REQUIRED, DURING EXCAVATION AND CONSTRUCTION.
- 6) THE CONTRACTOR SHALL VERIFY ALL EXISTING UNDERGROUND PIPINGS AND INFRASTRUCTURE PRIOR TO EXCAVATION.
- 7) THE CONTRACTOR SHALL PROVIDE ALL INFORMATION SHOWN ON ENGINEER DRAWINGS, STRUCTURAL DRAWINGS, AND/OR ANY OTHER SUPPLEMENTAL DRAWINGS, IF ANY, WITH THE ARCHITECT'S DRAWINGS.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT FOR RESOLUTION OR VERIFICATION OF ANY DISCREPANCIES OR INCONSISTENCIES IN THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND LOGIC OR ORDINANCE IMMEDIATE ATTENTION OF THE ARCHITECT.
- 9) ALL ANGLES ON DRAWINGS WHICH ARE CLEARLY NOT 90 DEGREES SHALL BE 45 OR 135 DEGREES UNLESS OTHERWISE NOTED.

EARTHWORK:

- 1) EXCAVATION SHALL BE PERFORMED WITHIN OSHA GUIDELINES, SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS, AND UTILITY LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK - HAND EXCAVATE AROUND UTILITIES AS REQUIRED.
- 2) DO NOT BACKFILL AGAINST THE BASEMENT WALLS UNTIL BASEMENT SLAB-ON-GRADE AND FIRST FLOOR FRAMING AND FLOOR SHEATHING ARE IN PLACE, AND WALLS HAVE ATTAINED 90% OF THE SPECIFIED 28-DAY DESIGN STRENGTH. BACKFILL SHALL BE BROUGHT UP TO EQUAL TO EACH SIDE OF THE WALLS UNLESS OTHERWISE NOTED (IE. MAIL-OUT BASEMENT).

CONCRETE/MASONRY:

- 1) REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 308) LATEST EDITION AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301) LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE.
- 2) ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A MINIMUM COMPRESSIVE 28-DAY STRENGTH OF 3,000 PSI. AIR ENTRAINMENT 4% TO 6% IN ALL EXPOSED CONCRETE WORK.
- 3) ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE DESIGN MIX.
- 4) REINFORCING STEEL: ASTM A-63, GRADE 60.
- 5) WELDED WIRE FABRIC: #3 @ 12" BY ASTM A-185.
- 6) GROUT FOR LEVELING PLATES SHALL BE NON-SHRINK, NON-METALLIC TYPE, FACTORY PRE-MIXED GROUT THAT IS MANUFACTURED IN ACCORDANCE WITH ASTM C910. F/C SHALL NOT BE LESS THAN 5,000 PSI.
- 7) THE CONTRACTOR SHALL PROVIDE CONTROL JOINTS PER CODE. JOINTS MAY BE FORMED OR SAW CUT - SAW CUTTING SHALL BE DONE AS SOON AS THE CONTRACTOR CAN WALK ON FRESH CONCRETE.
- 8) THE CONTRACTOR SHALL NOT WAIT TO THE NEXT DAY TO SAW CUT CONTROL JOINTS. THE CONTRACTOR CAN USE BLADE FOR "SOFT" CONCRETE.
- 9) REINFORCING STEEL CLEAR COATING SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3' CONCRETE EXPOSED TO EXTERIOR OR WEATHER: #4 BARS AND LARGER.
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: #3 BARS AND SMALLER 1/2".
- 10) LAP WELDED WIRE FABRIC (WD) SHALL BE WITH LENGTHS AT SPLICES AND WIRE TOGETHER. WIRE FABRIC SHALL BE PLACED TWO INCHES BELOW TOP OF SLAB OR 30 INCHES.
- 11) MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE FOR MASONRY STRUCTURES (ACI 318) EXCEPT WHERE OTHERWISE NOTED BY THESE GENERAL NOTES.
- 12) CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE N, SOLID BLOCKS SHALL CONFORM TO ASTM C90. PIPS SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. AIR ENTRAINMENT 4% TO 6% IN ALL EXPOSED CONCRETE WORK.
- 13) PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE 1. PORTLAND CEMENT, ASTM C150, TYPE 1. LIME: SUMP SHALL BE 10 TO 10 INCHES. MAXIMUM AGGREGATE SIZE SHALL BE 3/8".
- 14) CONCRETE BRICK MASONRY UNITS SHALL CONFORM TO ASTM #1, TYPE 1. PORTLAND CEMENT, ASTM C150, TYPE 1. LIME: SUMP SHALL BE 10 TO 10 INCHES. MAXIMUM AGGREGATE SIZE SHALL BE 3/8".
- 15) CONCRETE BRICK MASONRY UNITS SHALL CONFORM TO ASTM #1, TYPE 1. PORTLAND CEMENT, ASTM C150, TYPE 1. LIME: SUMP SHALL BE 10 TO 10 INCHES. MAXIMUM AGGREGATE SIZE SHALL BE 3/8".
- 16) GROUT PLACEMENT SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN INSPECTED.
- 17) FILL CHU UNITS, BOND BEAMS, BEAM BEARINGS AND CELLS WITH REINFORCEMENT SOLID WITH GROUT.
- 18) HOLLOW CORE UNITS BELOW-GRADE SHALL HAVE ALL CORES GROUTED SOLID.
- 19) ALLOW GROUT IN REINFORCING CHU WALLS TO CURE A MINIMUM OF 48 HOURS BEFORE IMPOSING CONCENTRATED OR FLOOR LOADS FROM ABOVE.
- 20) LINTELS: UNLESS OTHERWISE DETAILED, PROVIDE 8" DEEP MASONRY OR STEEL ANGLE LINTELS FOR MASONRY OPENINGS, FOR EACH 4" OF WALL THICKNESS, AS FOLLOWS:

CONCRETE BLOCK	BRICK (1 1/2")
8" TO 12" HIGH	8" TO 12" HIGH
1/2" UNITS, 1-1/4" THICK	AS NOTED ON DRAWINGS.
4" TO 7" x 8"	AS NOTED ON DRAWINGS.
- 21) PROVIDE 1" OF BEARING FOR EACH FOOT OF OPENING WITH (4" MIN) EACH END.
- 22) HORIZONTAL JOINT REINFORCING: ASTM A82, 9 GAGE TRUSS-TYPE, GALVANIZED.
- 23) PROVIDE AND INSTALL TEMPORARY BRACING AS REQUIRED TO INSURE STABILITY OF ALL WALLS DURING CONSTRUCTION UNTIL ERECTION OF ATTACHED STRUCTURAL FRAMING IS COMPLETED.
- 24) PROVIDE STANDARD HEIGHT GALVANIZED HORIZONTAL JOINT REINFORCING IN ALL WALLS AT 1/4" O.C. UNLESS OTHERWISE NOTED OR NOTED OTHERWISE. PROVIDE ONE (1) PIECE PRE-FABRICATED UNIT AT 8' O.C. AT ALL WALL CORNERS AND INTERSECTIONS.
- 25) LAP SPICES FOR DEFORMED REINFORCING BARS USED IN MASONRY CONSTRUCTION SHALL BE 50 BAR DIAMETERS.

STUCCO:

- 1) ALL STUCCO FINISH SHALL BE CONSTRUCTED WITH THE FOLLOWING MATERIALS:
 - CONCRETE BLOCK
 - BRICK (1 1/2")

8" TO 12" HIGH	8" TO 12" HIGH
1/2" UNITS, 1-1/4" THICK	AS NOTED ON DRAWINGS.
4" TO 7" x 8"	AS NOTED ON DRAWINGS.
- 2) PROVIDE 1" OF BEARING FOR EACH FOOT OF OPENING WITH (4" MIN) EACH END.
- 22) HORIZONTAL JOINT REINFORCING: ASTM A82, 9 GAGE TRUSS-TYPE, GALVANIZED.
- 23) PROVIDE AND INSTALL TEMPORARY BRACING AS REQUIRED TO INSURE STABILITY OF ALL WALLS DURING CONSTRUCTION UNTIL ERECTION OF ATTACHED STRUCTURAL FRAMING IS COMPLETED.
- 24) PROVIDE STANDARD HEIGHT GALVANIZED HORIZONTAL JOINT REINFORCING IN ALL WALLS AT 1/4" O.C. UNLESS OTHERWISE NOTED OR NOTED OTHERWISE. PROVIDE ONE (1) PIECE PRE-FABRICATED UNIT AT 8' O.C. AT ALL WALL CORNERS AND INTERSECTIONS.
- 25) LAP SPICES FOR DEFORMED REINFORCING BARS USED IN MASONRY CONSTRUCTION SHALL BE 50 BAR DIAMETERS.

THIN STONE VENEER:

- 1) ALL THIN STONE FINISH SHALL BE CONSTRUCTED WITH THE FOLLOWING MATERIALS:
 - CONCRETE BLOCK
 - BRICK (1 1/2")

8" TO 12" HIGH	8" TO 12" HIGH
1/2" UNITS, 1-1/4" THICK	AS NOTED ON DRAWINGS.
4" TO 7" x 8"	AS NOTED ON DRAWINGS.
- 2) PROVIDE 1" OF BEARING FOR EACH FOOT OF OPENING WITH (4" MIN) EACH END.
- 22) HORIZONTAL JOINT REINFORCING: ASTM A82, 9 GAGE TRUSS-TYPE, GALVANIZED.
- 23) PROVIDE AND INSTALL TEMPORARY BRACING AS REQUIRED TO INSURE STABILITY OF ALL WALLS DURING CONSTRUCTION UNTIL ERECTION OF ATTACHED STRUCTURAL FRAMING IS COMPLETED.
- 24) PROVIDE STANDARD HEIGHT GALVANIZED HORIZONTAL JOINT REINFORCING IN ALL WALLS AT 1/4" O.C. UNLESS OTHERWISE NOTED OR NOTED OTHERWISE. PROVIDE ONE (1) PIECE PRE-FABRICATED UNIT AT 8' O.C. AT ALL WALL CORNERS AND INTERSECTIONS.
- 25) LAP SPICES FOR DEFORMED REINFORCING BARS USED IN MASONRY CONSTRUCTION SHALL BE 50 BAR DIAMETERS.

FOUNDATIONS:

- 1) FOUNDATIONS SHALL BE PROTECTED FROM FROST ACTION.
- 2) FOOTINGS SHALL BEAR ON UNDISTURBED STRATUM OR ENGINEERED FILL WITH A MINIMUM BEARING CAPACITY OF 3,000 PSF.
- 3) THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE.
- 4) PRIOR TO FOOTING CONSTRUCTION, THE FOOTING SUBGRADE SHALL BE VERIFIED AND DOCUMENTED BY GENERAL CONTRACTOR. IF CONDITIONS PROVE TO BE UNACCEPTABLE AT PROPOSED ELEVATIONS, FOOTING BOTTOMS SHALL BE LOWERED TO ACCEPTABLE SUBGRADE MATERIAL. FILL OVER EXCAVATION WITH LEAN CONCRETE (2400 PSI).
- 5) 6" CONCRETE OR CHU WALLS SHALL BE ON 4" OR 6" x 10" POURED CONCRETE FOOTING WITH TWO (2) #4 CONTINUOUS REINFORCING BARS #4 TRANSVERSE REINFORCING AND #4 WOOD REINFORCING BAR SET BELOW ABOVE BARS AND EXTEND TO FOUNDATION WALL. 48" AT 24" O.C.
- 6) INSTALL 1/2" ANCHOR BOLTS (PER ASTM A-307) ANCHOR O.C. 4' BETWEEN 1" FROM CORNERS AND 1M IN EMBEDMENT INTO MASONRY OR CONCRETE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO PLATE.

DEMOLITION NOTES:

- 1) THESE DRAWINGS ARE INTENDED TO DOCUMENT A "FIRST CLASS" RENOVATION OF, AND ADDITION TO AN EXISTING, DWELLING. DEMOLITION SHALL BE LIMITED TO REQUIRED AREAS TO ACHIEVE THE FINISHED PRODUCT SHOWN. CARE SHALL BE TAKEN TO AVOID OR MINIMIZE DAMAGE TO EXISTING STRUCTURES AND UTILITIES. DEMOLITION SHALL BE COMPLETED AND REPAIRED AND BROUGHT BACK TO ITS ORIGINAL CONDITION.
- 2) ALL DEMOLITION SHALL BE PRECEDED BY INSTALLATION OF TEMPORARY SUPPORT AND BRACING AS REQUIRED TO STABILIZE THE EXISTING STRUCTURE AND PROTECT ALL PERSONNEL DURING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURAL CONDITIONS AND PROVIDE TEMPORARY SUPPORT AND BRACING AS REQUIRED TO STABILIZE THE EXISTING STRUCTURE AND PROTECT ALL PERSONNEL DURING CONSTRUCTION.
- 3) DUE TO THE CONCEALMENT OF AND ACCESSIBILITY TO MANY STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING CONDITIONS IN THE EXISTING STRUCTURE, DEMOLITION SHALL BE COMPLETED PRIOR TO THE START OF NEW CONSTRUCTION. MODIFICATION IN ORDER TO PROPERLY ADDRESS THESE UNCERTAINTIES, THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE ARCHITECT IMMEDIATELY PRIOR TO ANY DEMOLITION BEGINS. BUILDING INSPECTOR DETAILING/EXCAVATION OF ALL AFFECTED AREAS.
- 4) ELEMENTS OF THE EXISTING WORK WHICH ARE TO BE REMOVED ARE SHOWN IN GHOSTED AND DASHED LINES.

STRUCTURAL STEEL:

- 1) FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM WITH AISC - "THE MANUAL OF STEEL CONSTRUCTION FOR STRUCTURAL JOINTS USING ASTM A572 OR A588 BOLTS, AND CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRACED STEEL BEAMS." UNLESS OTHERWISE NOTED BY THESE GENERAL NOTES.
- 2) WELDING SHALL BE IN ACCORDANCE WITH "THE STRUCTURAL WELDING CODE ANSI/AISC 360, AMERICAN WELDING SOCIETY (AWS) D1.1, ELECTRODE, E60XX ELECTRODES.
- 3) WELD FLANGES: ASTM A92, GRADE 50.
- 4) STRUCTURAL STEEL: ASTM A99.
- 5) STEEL PIPE: ASTM A53, TYPE E OR S, GRADE B.
- 6) BOLTED CONNECTIONS SHALL BE WITH ASTM A572 HIGH STRENGTH BOLTS, 3/4" DIAMETER MINIMUM.
- 7) ALL NAILING PLATES ON STEEL BEAMS WHICH SUPPORT WOOD FRAMING SHALL BE FASTENED TO STEEL BEAM WITH 1/2" DIA. RIVETS THROUGH AT 24" O.C. AND 4" FROM ENDS.
- 8) STEEL PIPE COLLARS SHALL BE 3 1/2" NORMAL DIAMETER AND HAVE 5 1/4" x 1/4" x 1/2" STEEL PLATES TOP AND BOTTOM, NOTED OR BELIED TO STEEL BEAM UNLESS OTHERWISE NOTED.
- 9) WELDING ELECTRODES FOR FIELD WELDING: E70XX SERIES. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS AND SHALL CONFORM TO AISC - STRUCTURAL WELDING CODE.
- 10) GAS CUTTING TORCHES SHALL NOT BE USED TO CORRECT FABRICATION ERRORS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
- 11) ALL INTERIOR STEEL SHALL BE PAINTED WITH RUST INHIBITIVE PRIMER.
- 12) STEEL BRACKETS AND PLATES ALONG WITH RUST INHIBITIVE PRIMER IN DIRECT CONTACT WITH EXTERIOR FINISH MASONRY, AND ALL EXPOSED STRUCTURAL STEEL SHALL BE HOT-DIPPED GALVANIZED PER ASTM A325.
- 13) ALL CONNECTIONS SHALL BE "HEAVY BEAM CONNECTIONS" DESIGNED IN ACCORDANCE WITH PART 4 OR OF THE AISC MANUAL. THE CONNECTIONS SHALL BE DESIGNED FOR END REACTION AS INDICATED ON UNIFORM LOAD CONSTANTS FOR BEAMS (LATERALLY SUPPORTED TABLES IN PART 2 OF THE AISC MANUAL). PROVIDE FULL DEPTH DOUBLE ANGLE CONNECTIONS UNLESS OTHERWISE NOTED.
- 14) STEEL ANGLES SUPPORTING 8" STONE VENEER SHALL BE 14X63/8" GALVANIZED MINIMUM UNLESS NOTED OTHERWISE. STEEL ANGLES SUPPORTING BRICK VENEER SHALL BE 13 1/2X63/8" GALVANIZED MINIMUM UNLESS NOTED OTHERWISE.
- 15) THE CONTRACTOR SHALL PROVIDE 4" MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE, CHU OR 1/4" BOLT WALLS. STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING POCKET SOLID.

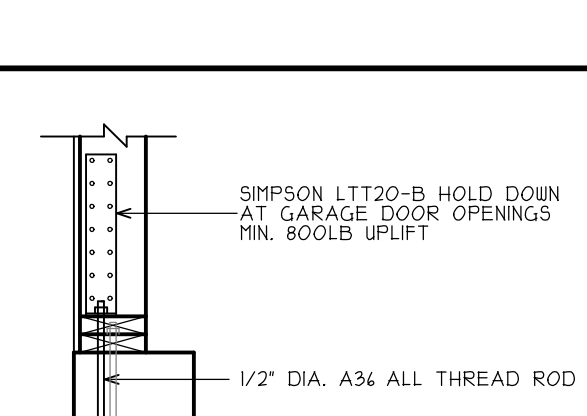
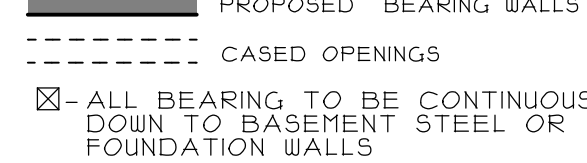
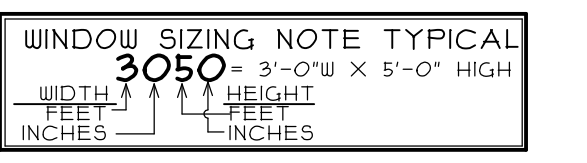
GYPSON WALLBOARD SPECIFICATIONS:

- 1) TYPICAL WALLS STANDARD 1/2" STANDARD TYPE THROUGHOUT EXCEPT AS NOTED IN JET AREAS. EXPOSED WALLS SHALL BE 5/8" STANDARD TYPE THROUGHOUT EXCEPT AS NOTED IN JET AREAS. GYPSUM WALLBOARD AREAS SHALL HAVE (ONE) COAT PRIMER AND (TWO) COATS FLAT LATEX.
- 2) WET AREAS: STANDARD 1/2" WATER-RESISTANT GREEN BOARD. TYPICAL TO 48" ABOVE FLOOR IN BATHS. EXPOSED WALLBOARD TO BE PAINTED SHALL BE FINISHED ACCORDING TO THE STANDARD (THREE) STEP PROCESS: GYPSUM WALLBOARD AREAS SHALL HAVE (ONE) COAT PRIMER AND (TWO) COATS FLAT LATEX.
- 3) TILE AREAS: WALLBOARD TO RECEIVE TILE SHALL HAVE JOINTS TAPED WITH FIBERGLASS TAPE AND LATEX BONDING. TILE-SET, INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

APPLY THESE GENERAL NOTES AND DETAILS WHERE APPLICABLE

STRUCTURAL WOOD:

- 1) DESIGN, FABRICATION AND CONSTRUCTION OF WOOD FRAMING SHALL CONFORM WITH "TIMBER CONSTRUCTION MANUAL", FOURTH EDITION, AS ADOPTED BY THE AMERICAN INSTITUTE OF WOOD CONSTRUCTION, INCLUDING THE CODE OF STANDARD PRACTICE, AITC 119.
- 2) "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION", LATEST EDITION, AMERICAN INSTITUTE OF WOOD CONSTRUCTION.
- 3) "ANALYTICAL AND DESIGN OF AMERICAN NATIONAL STANDARD GRADED LAMINATED TIMBER", AMERICAN INSTITUTE OF WOOD CONSTRUCTION.
- 4) BASE DESIGN VALUES FOR ROOF FLOOR JOIST FRAMING: MIN-FIBR N2 OR EQUIVALENT, MINIMUM EXTREME FIBER IN BENDING FB = 850 PSI, MINIMUM MODULUS OF ELASTICITY E = 1,800,000 PSI.
- 5) BASE DESIGN VALUES FOR WOOD STUDS AND BRACING: MIN-FIBR EXTREME FIBER IN BENDING FB = 850 PSI, MINIMUM TENSION PARALLEL TO GRAIN FT = 400 PSI, MINIMUM COMPRESSION PERPENDICULAR TO GRAIN FC = 850 PSI.
- 6) WOOD FRAMING MARKED PSI (PARALLEL STRAND LUMBER), MINIMUM EXTREME FIBER IN BENDING, FB = 2,400 PSI. HORIZONTAL SHEAR SH = 200 PSI. MINIMUM E = 2,000,000 PSI. REFER TO MANUFACTURER'S REQUIREMENTS FOR BOLTING DETAILS FOR MULTIPLE PSLS.
- 7) WOOD FRAMING MARKED LVL (LAMINATED VENEER LUMBER), MINIMUM EXTREME FIBER IN BENDING, FB = 2,425 PSI. MINIMUM HORIZONTAL SHEAR SH = 200 PSI. MINIMUM E = 2,000,000 PSI. REFER TO MANUFACTURER'S REQUIREMENTS FOR BOLTING DETAILS FOR MULTIPLE LVS.
- 8) BASE DESIGN VALUES FOR ALL OTHER STRUCTURAL WOOD FRAMING: MINIMUM EXTREME FIBER IN BENDING FB = 850 PSI, MINIMUM HORIZONTAL SHEAR SH = 16 PSI, MINIMUM COMPRESSION PARALLEL TO GRAIN FC = 1,200 PSI.
- 9) ALL WOOD CONNECTIONS SHALL BE MANUFACTURED BY JOIST MANUFACTURERS. CONTRACTOR SHALL SUPPLY ALL NECESSARY PLANS TO JOIST MANUFACTURER. SHOP DRAWINGS BY JOIST MANUFACTURER SHOWING ALL FRAMING AND CONNECTIONS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO FINAL ORDERING. CONTRACTOR SHALL REFER TO MANUFACTURER'S REQUIREMENTS FOR FRAMING DETAILS AND FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS DURING ERECTION. ALL BUCKING, BRACING, HANGERS, ROOF BOARDS, ROOF JOISTS, AND NAILING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS, UNLESS NOTED OTHERWISE IN THE STRUCTURAL DRAWINGS.
- 10) FLOOR SHEATHING SHALL BE APA RATED STURD-FLOOR, 5/32" THICK, EXTERIOR.
- 11) ROOF SHEATHING SHALL BE APA RATED STURD-FLOOR, 5/32" THICK, EXTERIOR.
- 12) ALL INTERIOR BEARING WALLS SHALL BE 2X4 AT 16" O.C. AND ALL EXTERIOR WALLS SHALL BE 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE.
- 13) HANGER CONNECTIONS FOR JOISTS, BEAMS, AND MANUFACTURED WOOD FRAMING SHALL BE STRONG-TIE CONNECTIONS BY BRINCO. ALL WOOD CONNECTIONS SHALL BE MADE WITH GALVANIZED METAL HANGERS, NOT TOE NAILS.
- 14) ALL METAL HANGERS, TIES, STRAPS, AND MECHANICAL ANCHORS (BOLTS, NAILS) IN CONTACT WITH NEW RESIDENTIAL PRESSURE-TREATED WOODS (ALKALINE COPPER QUAT, ACQ, CO-CO, COPPER AZOLINE, EM-KAB, AND "NON-DOT" BORATE WOODS) SHALL BE HOT-DIPPED GALVANIZED WITH A 185 OZ/FT. LBS (2) MINIMUM COATING (C-80). PER ASTM A563 MATCHPOST HOT-DIPPED GALVANIZED PER ASTM A563 FOR CONNECTIONS AND FASTENERS OR MECHANICALLY GALVANIZED FASTENERS PER ASTM B96, CLASS B5, OR GREATER.
- 15) ALL WOOD PLATES IN DIRECT CONTACT WITH CHU AND/OR CONCRETE SHALL BE PRESSURE TREATED.
- 16) ALL WOOD PLATES IN DIRECT CONTACT WITH CHU AND/OR CONCRETE SHALL BE PRESSURE TREATED.
- 17) CUTS, NOTCHES, AND HOLES IN STRUCTURAL MEMBER SHALL CONFORM PER ADJACENT "ALLOWABLE HOLE" DETAIL OR AS APPROVED BY THE ARCHITECT.
- 18) THE CONTRACTOR SHALL PROVIDE DOUBLE STUDS AT ALL CORNERS AND UNDER ALL WALL OPENING HEDGER BEAM ENDS, UNLESS OTHERWISE NOTED.
- 19) ALL WOOD JOISTS SHALL BE FULL HEIGHT FROM FOUNDATION OR TRANSFER BEAMS EXTENDING THROUGH FLOOR OR PROVIDE SOLID BLOCKING OF THE SAME SIZE AND MATERIAL AS THE POST. PROVIDE SEATED CONNECTIONS FOR ALL BEAMS AT TOP.
- 20) SEE BOCA NATIONAL BUILDING CODE FOR MINIMUM BRACING AND FASTENING REQUIREMENTS.
- 21) ALL WOOD SHEATHING SHALL CONFORM TO THE APPLICABLE BRACING AND FASTENING STANDARDS AND RECOMMENDATIONS. ALL PLYWOOD SHALL BE APA RATED SHEATHING, EXPI 1 OR BETTER. SEE BOCA CODE FOR ALL NAILING PATTERN.
- 22) FLOOR JOISTS SHALL BE CLEAR HEIGHT AS SHOWN IN THE MANUFACTURER'S SHOP DRAWINGS.
- 23) MEMBERS SHALL BE SET WITH CROWN UP AND HAVE A MINIMUM OF 3" BEARING.
- 24) ALL WOOD BILL PLATES SHALL BE ANCHORED TO GROUT FILLED CHU OR CONCRETE FOUNDATIONS WITH ANCHOR BOLTS.
- 25) PROVIDE AN ADDITIONAL DOUBLE JOIST UNDER PARALLEL NON-10" WALL PARTITIONS.
- 26) SPLICE DOUBLE SOLE PLATES DIRECTLY OVER STUD. STAGGER SPLICE OF EACH PLATE.
- 27) MEMBERS FRAMING TO BEAR SHALL BE SECURED WITH APPROVED STRONG-TIE FRAMING ANCHORS OR APPROVED ANGLE, UNLESS OTHERWISE NOTED OR SHOWN.
- 28) SUFFICIENT JOIST HILTIERS, 2X BEAMS, GRADERS, AND POSTS SO THAT LOAD DISTRIBUTION IS EQUAL.
- 29) THE CONTRACTOR SHALL NAIL TOGETHER HEADS AND TAILS OF LUMBER MEMBERS AT 1'-0" ON CENTER NAILHUR, WITH TWO (2) HORIZONTAL ROUS OF 2X4 COMMON WIRE NAILS STAGGERED.
- 30) ALL LAMINATED JOISTS SHALL BE THREE (3) 2X4 FOR INTERIOR WALLS AND THREE (3) 2X4 FOR EXTERIOR WALLS UNLESS NOTED OTHERWISE.
- 31) ALL JOISTS AT PSL AND LVL BEAMS SHALL BE A MINIMUM SIZE OF 3-1/2" X 12" WITH ONE (1) AND LVL BEAMS FOR INTERIOR WALLS AND 5-1/4" X 12" WITH ONE (1) PSL BEAM FOR EXTERIOR WALLS AND BE ONE SOLID PSY MEMBER AS A MINIMUM.
- 32) ALL ROOF SHEATHING ON ENTIRE ROOF PRIOR TO INSTALLING OTHER 1/2" ON CENTER NAILHUR, WITH TWO (2) HORIZONTAL ROUS OF 2X4 COMMON WIRE NAILS STAGGERED.
- 33) HEADERS OVER OPENINGS IN 2X4 BEARING WALLS SHALL BE TWO (2) 2X12 WITH ONE (1) LAYER OF 1/2" PLYWOOD SHEATHING MINIMUM UNLESS NOTED OTHERWISE.
- 34) HEADERS OVER OPENINGS IN 2X4 BEARING WALLS SHALL BE THREE (3) 2X12 WITH TWO (2) LAYERS OF 1/2" PLYWOOD SHEATHING MINIMUM UNLESS NOTED OTHERWISE.
- 35) THE CONTRACTOR SHALL PROVIDE CONTINUOUS PERIMETER RIBBON JOISTS OVER ALL OPENINGS IN THE WALL BELOW.
- 36) ALL ROOF BOARDS OR PLATES SHALL BE CONTINUOUS OVER ALL HEADER BILL OPENINGS BELOW.
- 37) THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING UNDER ALL PARTITIONS. THE CONTRACTOR SHALL ATTACH SOLID BLOCKING TO JOISTS WITH #400 COMMON WIRE NAILS, TWO (2) AT EACH END. THE CONTRACTOR SHALL PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALL PARTITIONS TO BE PARALLEL TO THE FLOOR FRAMING.
- 38) THE CONTRACTOR SHALL PROVIDE RUST HANGERS AT ALL FUSION FRAMING UNLESS OTHERWISE NOTED.
- 39) PRESSURE TREATING IS INDICATED AT "PT". CONTACT THE AMERICAN WOOD PRESERVATION ASSOCIATION (AWPA) STANDARDS C2 (LUMBER) AND C0 (PLYWOOD) AND ASTM STANDARD LISTED BELOW.
- 40) PRESERVATION METHODS USED SHALL BE PRESERVE-BORNE PRESERVATIVE (COMP. W/ STAIN RESISTANT PRESERVATIVE BUREAU (LARNIP IN) - TREATER TREATMENT), PRESERVATIVE AND PLYWOOD (2) A NAILHUR POSTURE CONTENT OF 2% AND 1% RESPECTIVELY. PRESERVATIVE AND PLYWOOD (2) A NAILHUR POSTURE.
- 41) ALL EXTERIOR PERIMETER ROOF BOARD SHALL BE SET FLUSH WITH EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. DIMENSIONS EXCLUDE EXTERIOR WALL SHEATHING.
- 42) IN AREAS FAVORABLE TO TERMITES AND OTHER PESTS, ALL WOOD AND WOOD FRAMING HERE GRADE IS WITHIN 8" OF GROUND. ALL EXTERIOR PERIMETER ROOF BOARD SHALL BE SET FLUSH WITH EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. DIMENSIONS EXCLUDE EXTERIOR WALL SHEATHING.
- 43) IN AREAS FAVORABLE TO TERMITES AND OTHER PESTS, ALL WOOD AND WOOD FRAMING HERE GRADE IS WITHIN 8" OF GROUND.
- 44) ALL EXTERIOR PERIMETER ROOF BOARD SHALL BE SET FLUSH WITH EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. DIMENSIONS EXCLUDE EXTERIOR WALL SHEATHING.
- 45) IN AREAS FAVORABLE TO TERMITES AND OTHER PESTS, ALL WOOD AND WOOD FRAMING HERE GRADE IS WITHIN 8" OF GROUND.



ELECTRICAL REQUIREMENTS:

- 1) ALL ELECTRICAL WORK TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY OTHER GOVERNING PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, AND LICENSES AND PAY ALL REQUIRED FEES. SUBMIT CERTIFICATES OF INSPECTION IN DUPLICATE TO THE OWNER FROM APPROVED INSPECTION AGENCY UPON COMPLETION.
- 2) ALL ELECTRICAL MATERIALS AND EQUIPMENT FOR THE PROJECT SHALL BE NEW AND UL OR EQUIVALENT APPROVED.
- 3) COMPLETE WORK SHALL HAVE THE ENTIRE WIRING SYSTEM ENTIRELY FREE FROM GROUNDS, SHORT CIRCUIT, OPENS, GROUND FAULTS, OTHER THAN GFCIS, AND TRIPPER RESISTANT RECEPTACLE OUTLETS SHALL BE MADE. FURNISH ALL LABOR, MATERIALS, AND INSTRUMENTS.
- 4) PRIOR TO FINAL ACCEPTANCE OF THE WORK, SUBMIT A WRITTEN STATEMENT TO THE OWNER GUARANTEEING ALL EQUIPMENT AND SYSTEMS AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. FURNISH WRITTEN NOTICE AND AT NO EXPENSE TO THE OWNER, PROTECT, MAINTAIN, AND REPAIR THE WORK.
- 5) PROVIDE NEATLY TYPED SCHEDULES OUTLINES CIRCUIT CONTROL FOR ALL PANELBOARDS.
- 6) CONTRACT DRAWINGS ARE ESSENTIAL DIAGRAMS. THEREFORE, CONTRACTOR SHALL APPLY FOR DETAILED INFORMATION REGARDING THE LOCATION OF ALL EQUIPMENT BEFORE GROUND-AS THE FINAL LOCATION MAY DIFFER FROM THAT SHOWN ON DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, AND LICENSES AND PAY ALL REQUIRED FEES. SUBMIT CERTIFICATES OF INSPECTION IN DUPLICATE TO THE OWNER FROM APPROVED INSPECTION AGENCY UPON COMPLETION.
- 7) WIRE AND CABLE SHALL BE COPPER, 90 VOLT INSULATION, TYPE THHN OR THHN, WIRE SIZE 80 SMALLER THAN INDICATED ON DRAWINGS. WIRE SHALL BE RUN IN RIGID PVC CONDUIT TO BE PROTECTED BY CEILING, WALL, OR FLOOR. ALL WIRING SHALL BE INSTALLED IN CONDUIT. CONTRACTOR MAY USE ARMORED CABLE TYPE "AC" METAL CLAD CABLE TYPE "TIC" (NON-METALLIC) SHEATHED CABLE TYPE "NMC" WHERE ALLOWED BY CODE #8).
- 8) WIRE AND CABLE SHALL NOT BE EXPOSED TO MECHANICAL DAMAGE OR DAMAGE BY CONTACT WITH OTHER CONSTRUCTION. ALL WIRING SHALL BE RUN IN RIGID PVC CONDUIT TO BE PROTECTED BY CEILING, WALL, OR FLOOR. ALL WIRING SHALL BE INSTALLED IN CONDUIT. CONTRACTOR MAY USE ARMORED CABLE TYPE "AC" METAL CLAD CABLE TYPE "TIC" (NON-METALLIC) SHEATHED CABLE TYPE "NMC" WHERE ALLOWED BY CODE #8).
- 9) WIRE AND CABLE SHALL NOT BE EXPOSED TO MECHANICAL DAMAGE OR DAMAGE BY CONTACT WITH OTHER CONSTRUCTION. ALL WIRING SHALL BE RUN IN RIGID PVC CONDUIT TO BE PROTECTED BY CEILING, WALL, OR FLOOR. ALL WIRING SHALL BE INSTALLED IN CONDUIT. CONTRACTOR MAY USE ARMORED CABLE TYPE "AC" METAL CLAD CABLE TYPE "TIC" (NON-METALLIC) SHEATHED CABLE TYPE "NMC" WHERE ALLOWED BY CODE #8).
- 10) PROVIDE ALL WIRING CONNECTIONS AND DEVICES, ETC. NECESSARY TO COMPLY WITH THE GRONDING REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, AND ALL WIRING SHALL BE INSTALLED IN CONDUIT TO BE PROTECTED BY CEILING, WALL, OR FLOOR. ALL WIRING SHALL BE INSTALLED IN CONDUIT. CONTRACTOR MAY USE ARMORED CABLE TYPE "AC" METAL CLAD CABLE TYPE "TIC" (NON-METALLIC) SHEATHED CABLE TYPE "NMC" WHERE ALLOWED BY CODE #8).
- 11) ALL SHOCK DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS AND PROVIDE A BATTERY BACK-UP. UL APPROVED AND LISTED, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 12) PROVIDE LIGHT FIXTURES AT ALL INTERIOR AND EXTERIOR STAIR SECTIONS AND LANDINGS.
- 13) ARC FAULT, OTHER THAN GFCIS, AND TRIPPER RESISTANT RECEPTACLE OUTLETS ARE REQUIRED.
- 14) WEATHERPROOF RECEPTACLE OUTLETS ARE REQUIRED FOR ALL OUTSIDE OUTLET ALONG WITH IN-USE COVERS.

GENERAL REQUIREMENTS:

- 1) A MINIMUM OF 3 FEET BY 3 FEET LANDING SHALL BE PROVIDED ON EACH SIDE OF AN EGRESS DOOR. THE TOP OF THRESHOLD SHALL NOT BE MORE THAN 1/2" ABOVE ADJACENT FLOOR OR LANDING.
- 2) PROVIDE APPROVED CORROSION-RESISTIVE FLASHINGS AT TOP AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF EXCEPT SELF FLASHING WINDOWS HAVING CONTINUOUS LAP OR LESS THAN 1/8" OVERLAP. FLASHINGS SHALL BE INSTALLED AT THE INTERSECTION OF CHIMNEYS AND OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS.
- 3) WINDOW DESIGNATIONS ARE BASED ON RESIDENTIAL WINDOW AND DOOR SIZE CHARTS.
- 4) NATURAL VENT AND NATURAL LIGHT DATA USED FOR CALCULATION HERE TAKEN FROM MANUFACTURER SUPPLIED PUBLICATION. ALL ROOMS MEET THE FOLLOWING REQUIREMENTS AND SHALL BE INSULATED UPON REQUEST. ANY WINDOW AND EXTERIOR DOOR CHANGES SHALL CONTINUOUS TO SATISFY THE FOLLOWING REQUIREMENTS:
 - USE: NATURAL LIGHT
 - HABITABLE ROOMS: 8" MIN. FLOOR AREA
 - BATHROOM: 3 SQUARE FEET
 - 1 1/2 SQUARE FEET
- 5) CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A COMPLETE SET OF DRAWINGS TO THE WINDOW SUPPLIER. CONTRACTOR SHALL VERIFY DRAWING TO CONFORM ACCURACY OF SIZES, ROUGH OPENINGS, EGRESS STANDARDS, OPERATION, REQUIRED GLASS OPTIONS, (TEMPERED, SAFETY, ETC.) WINDOWS IN BATHROOMS AND LAUNDRY ROOMS, AT STAIRCASES, ALL EXTERIOR DOORS AND WINDOWS SHALL BE GALVANIZED STEEL FRAME WITH ANCHOR BOLT PER R402.1(1) TYP.
- 6) ANY INTERFERENCE WITH ADJACENT ROOF, WALL, CHIMNEY, AND MAJOR STRUCTURAL MEMBERS, AND PROVIDE SUFFICIENT SPACE FOR ANY NEARBY REQUIRED FLASHING PRIOR TO SUBMITTING TO WINDOW SUPPLIER.
- 7) SPACE UNDER ALL STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 8) ALL ATTIC AND CRAWL SPACE AREAS WHICH ARE NOT MECHANICALLY VENTILATED SHALL HAVE SOFFIT VENTS, WALL VENTS, OR ROOF VENTS WHICH ARE TO BE KEPT FREE AND OPEN AND FEET OR EXCEED THE FOLLOWING:
 - ROOF VENTILATION: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED. PROVIDED AT LEAST 20 PERCENT OF THE VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE ABOVE NOTED VENTILATING REQUIREMENTS.
 - UNDER-FLOOR VENTILATION: VENTILATING OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT OF 80 SQUARE FEET OF THE UNDER-FLOOR AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER.
 - AIR INFILTRATION RATE FOR:
 - A. WINDOWS SHALL NOT EXCEED 05 CFM PER FOOT OF SASH CRACK.
 - B. SLUING GLASS DOORS SHALL NOT EXCEED 015 CFM PER SQUARE FOOT OF DOOR AREA.
 - C. SLUING DOORS SHALL NOT EXCEED 125 CFM PER SQUARE FOOT OF DOOR AREA.
- 9) ALL MECHANICAL REQUIREMENTS TO BE DONE IN ACCORDANCE WITH LOCAL APPLICABLE CODES.
- 10) DOMESTIC HOT AND COLD WATER BRING IN EXTERIOR WALLS, CEILING AND BEYER GROUND OR EXTERIOR WALLS SHALL BE INSULATED WITH 1/2" THICK JACKETED GLASS FIBER OR 1/2" CLOSED CELL RUBBER.
- 11) BATHROOM AND KITCHEN EXHAUST FANS SHALL PROVIDE 1 A/R CHANGES PER HOUR MINIMUM.
- 12) ALL PLUMBING WORK TO REST AND/OR EXCEED MINIMUM APPLICABLE CODES BY THE CITY OR COUNTY.
- 13) TUB SHALL HAVE A 2" x 2" ACCESS PANEL 0/2" PAINTED A/R PLYWOOD.

TABLE N102.1 - MIN. THERMAL PERFORMANCE REQUIRED.

CURATE ZONE	HDD	HMAX GLAZING U-FACTOR	CEILINGS	WALLS	FLOORS	BARS	SLAB PERIMETER WALLS	CRAWL SPACE WALLS
4A	5000-5441	0.35	R-18	R-18	R-11	R-9	R-4, R-2,	R-11

TABLE 302.6 DWELLING / GARAGE SEPARATION

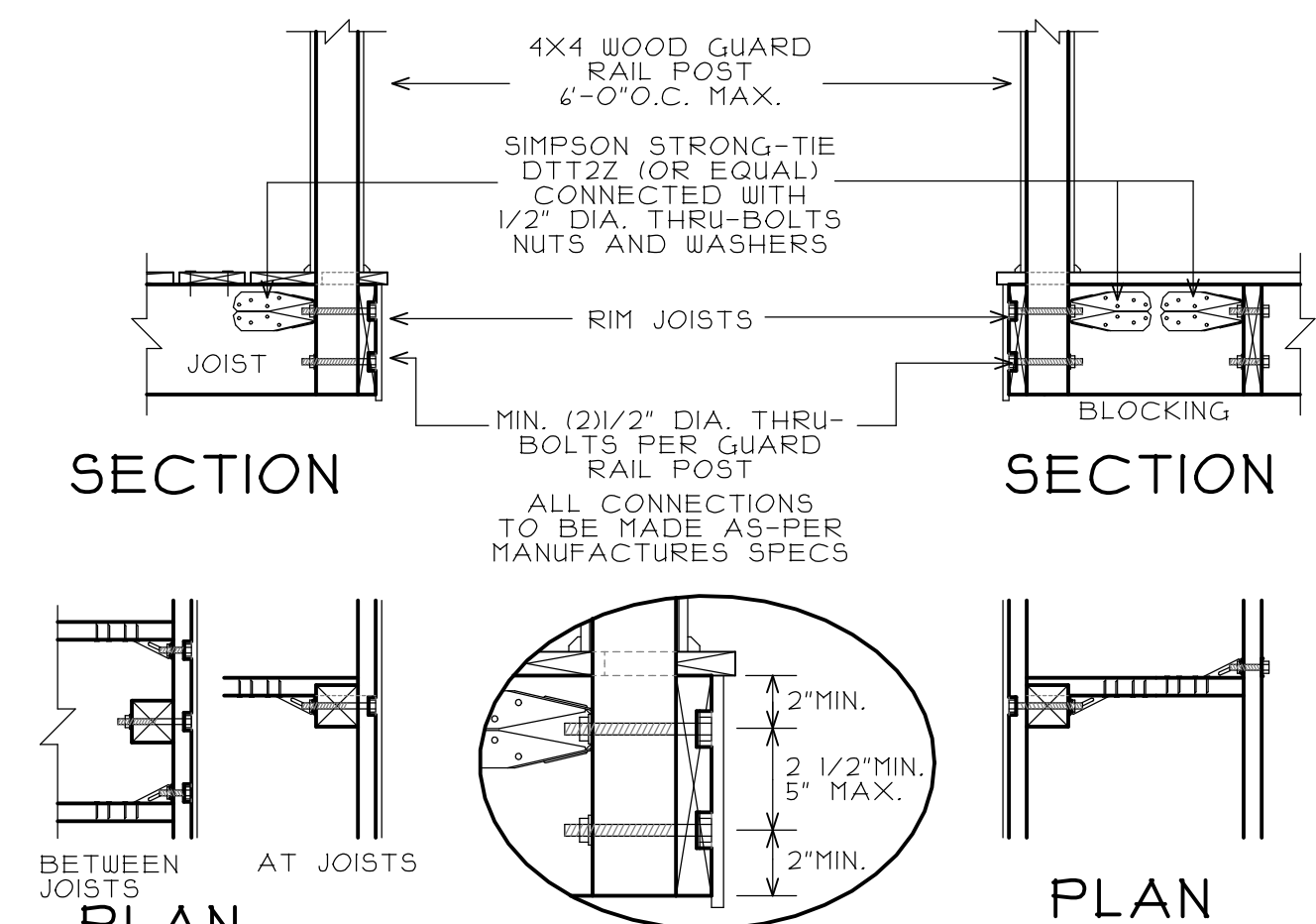
FROM THE RESIDENCE AND ATTICS ABOVE THE GARAGE	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE <td>NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT.</td>	NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT.
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION BY A WALL OR PARTITION. <td>NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.</td>	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
GARAGES LOCATED LESS THAN 3'-0" FROM A DWELLING UNIT ON THE SAME LOT. <td>NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALLS THAT ARE WITHIN THIS AREA.</td>	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

TABLE R404.1(2) MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS, b.

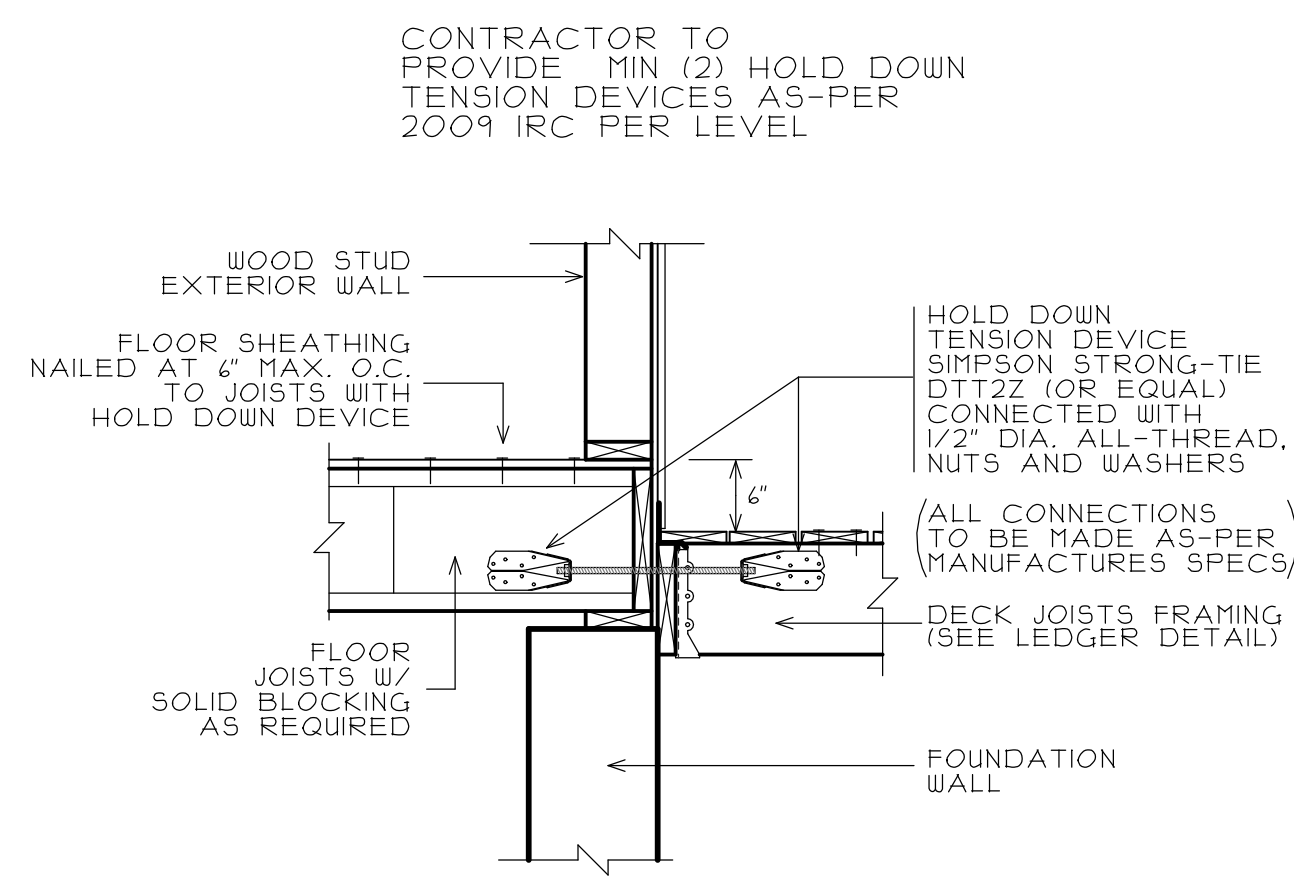
MAXIMUM WALL HEIGHT (FEET)	LOCATION OF HORIZONTAL REINFORCEMENT
8 FEET	1 FEET N/A
9 FEET	1 FEET N/A
10 FEET	1 FEET N/A

TABLE R404.1(2) MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS, a.

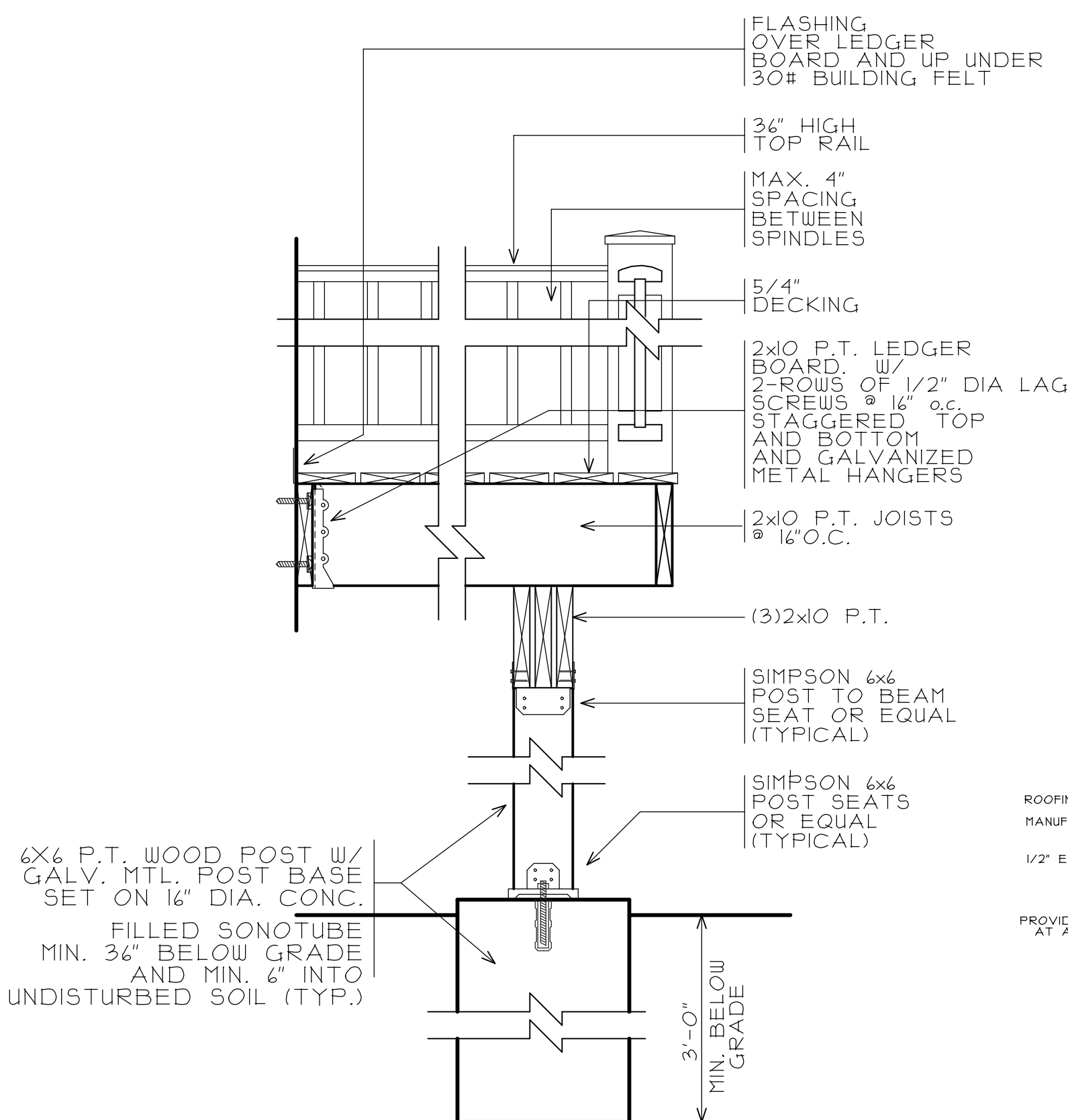
MAXIMUM WALL HEIGHT (FEET)	LOCATION OF HORIZONTAL REINFORCEMENT
8 FEET	1 FEET N/A
9 FEET	1 FEET N/A
10 FEET	1 FEET N/A



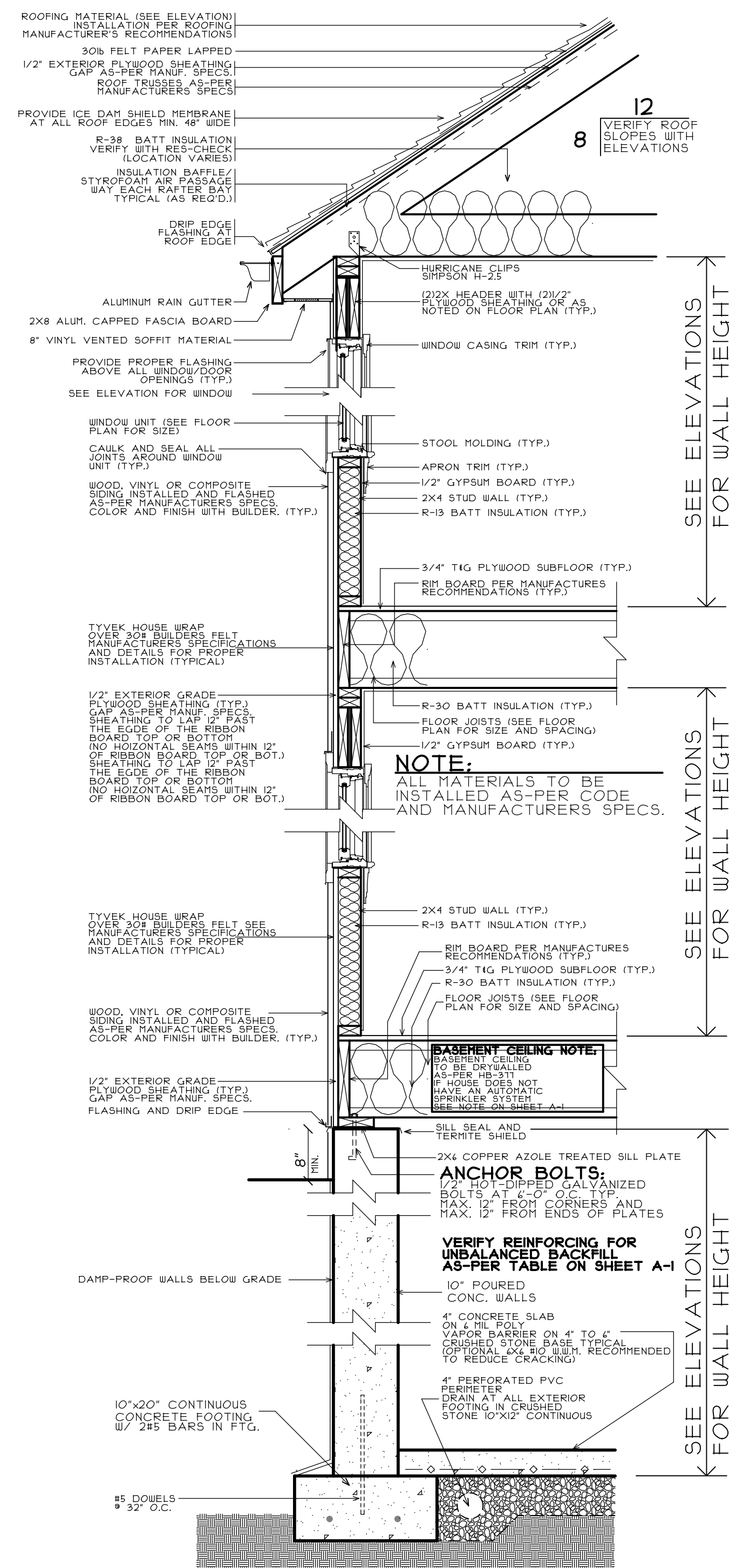
GUARD POST TO RIM JOISTS CONNECTION DETAIL:
SCALE: 3/4" = 1'-0"



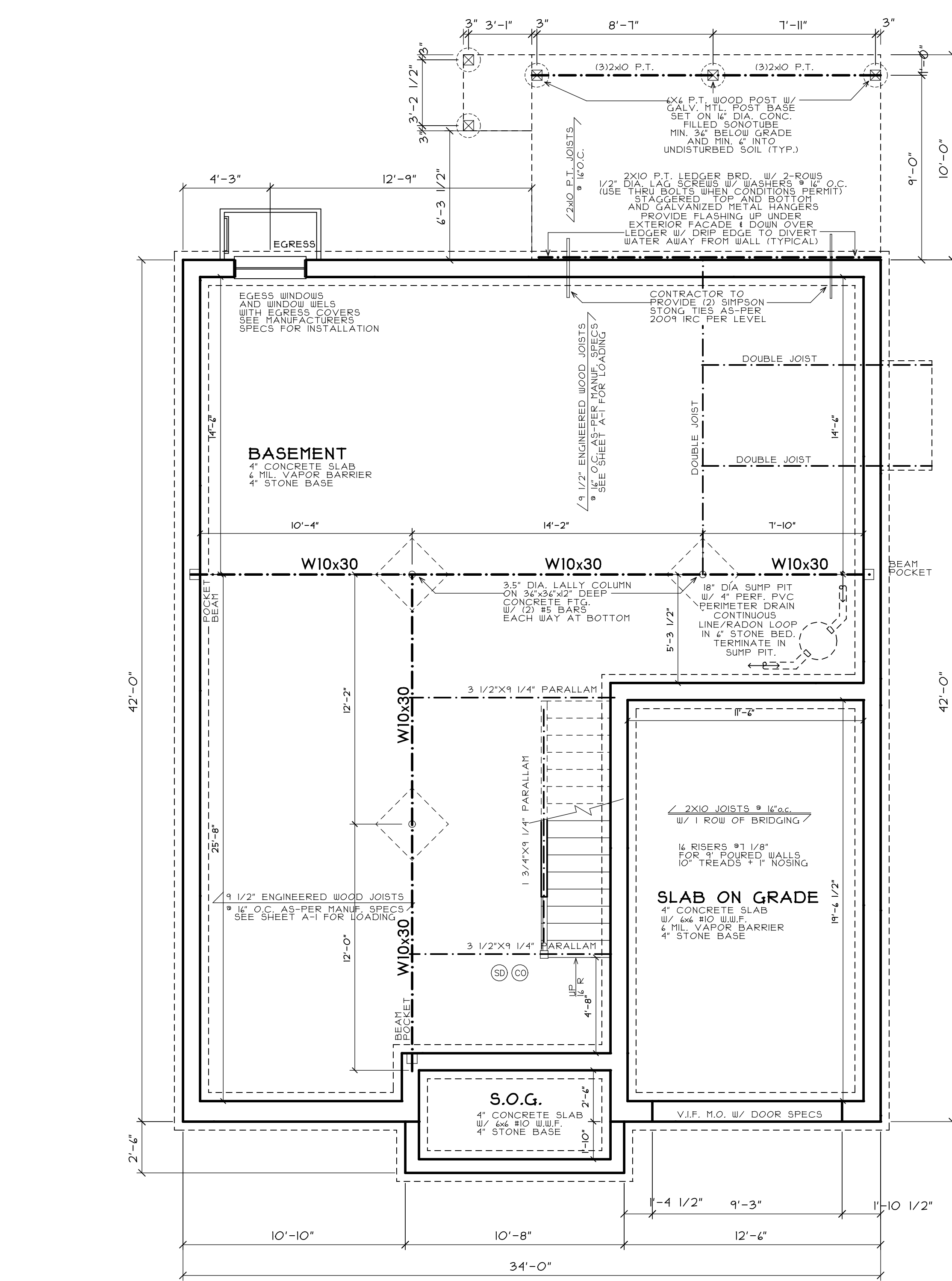
LATERAL LOADING DECK ATTACHMENT DETAIL:
SCALE: 3/4" = 1'-0"



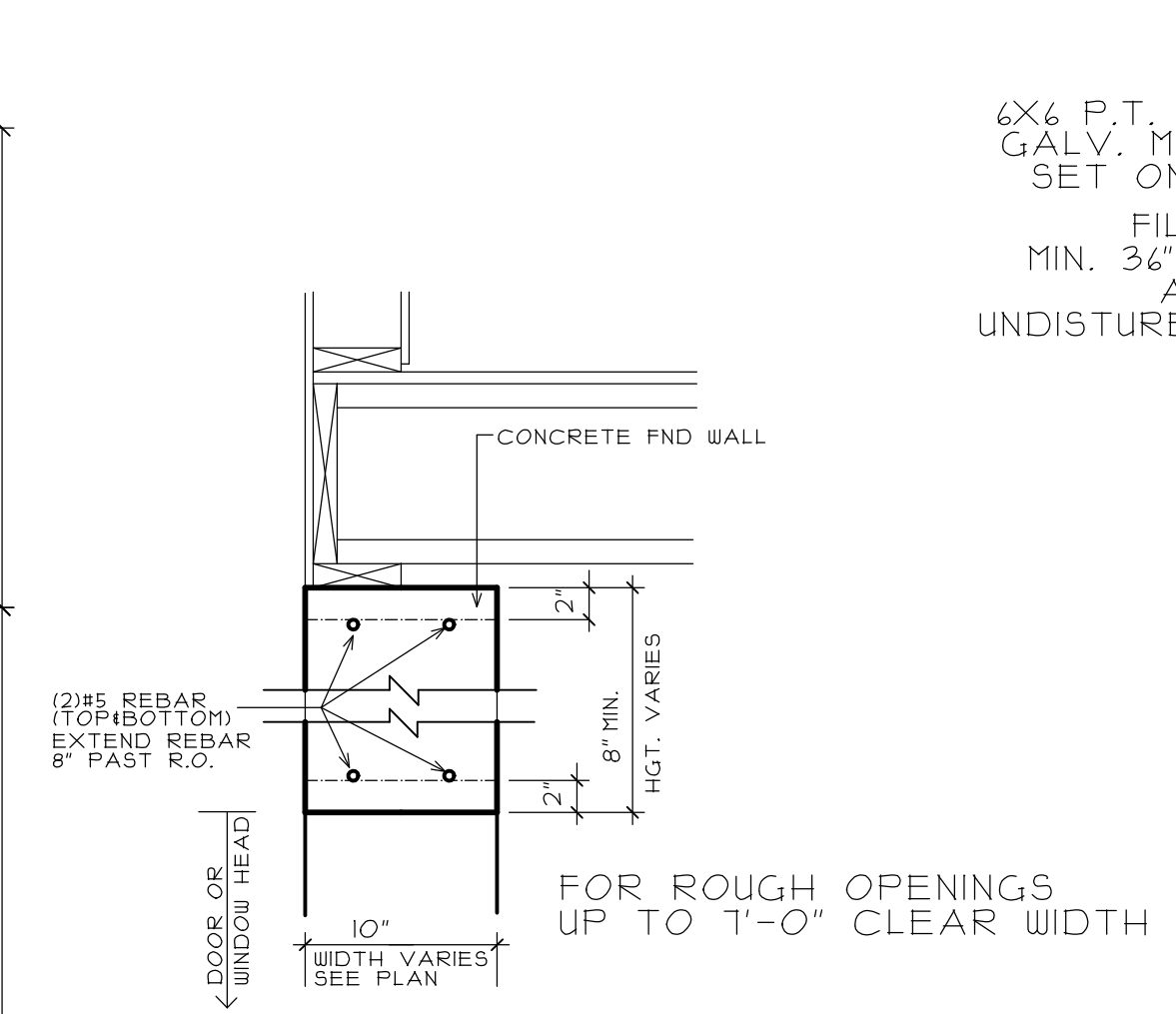
DECK SECTION:
SCALE: 1" = 1'-0"



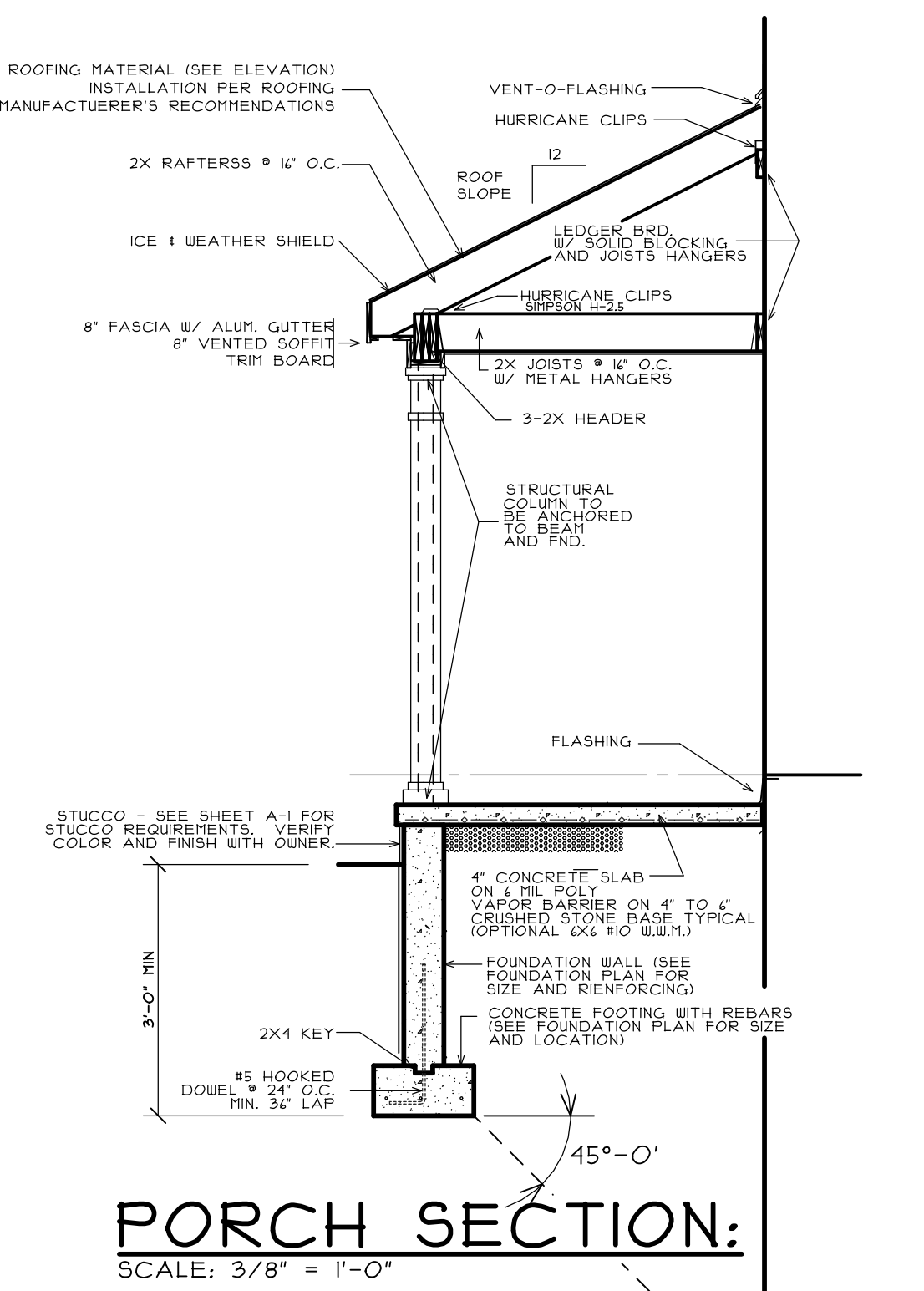
WALL SECTION:
SCALE: 3/4" = 1'-0"



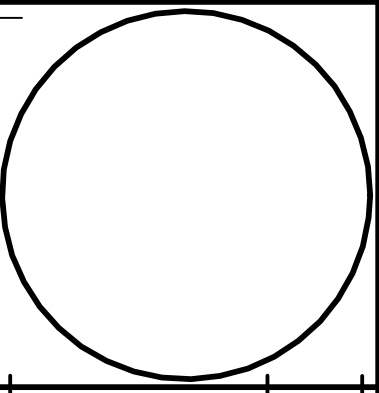
BASEMENT PLAN:
SCALE: 1/4" = 1'-0"



POURED IN PLACE CONCRETE LINTELS:
SCALE: 1" = 1'-0"



PORCH SECTION:
SCALE: 3/8" = 1'-0"

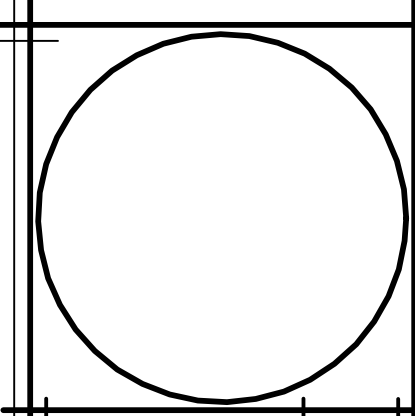
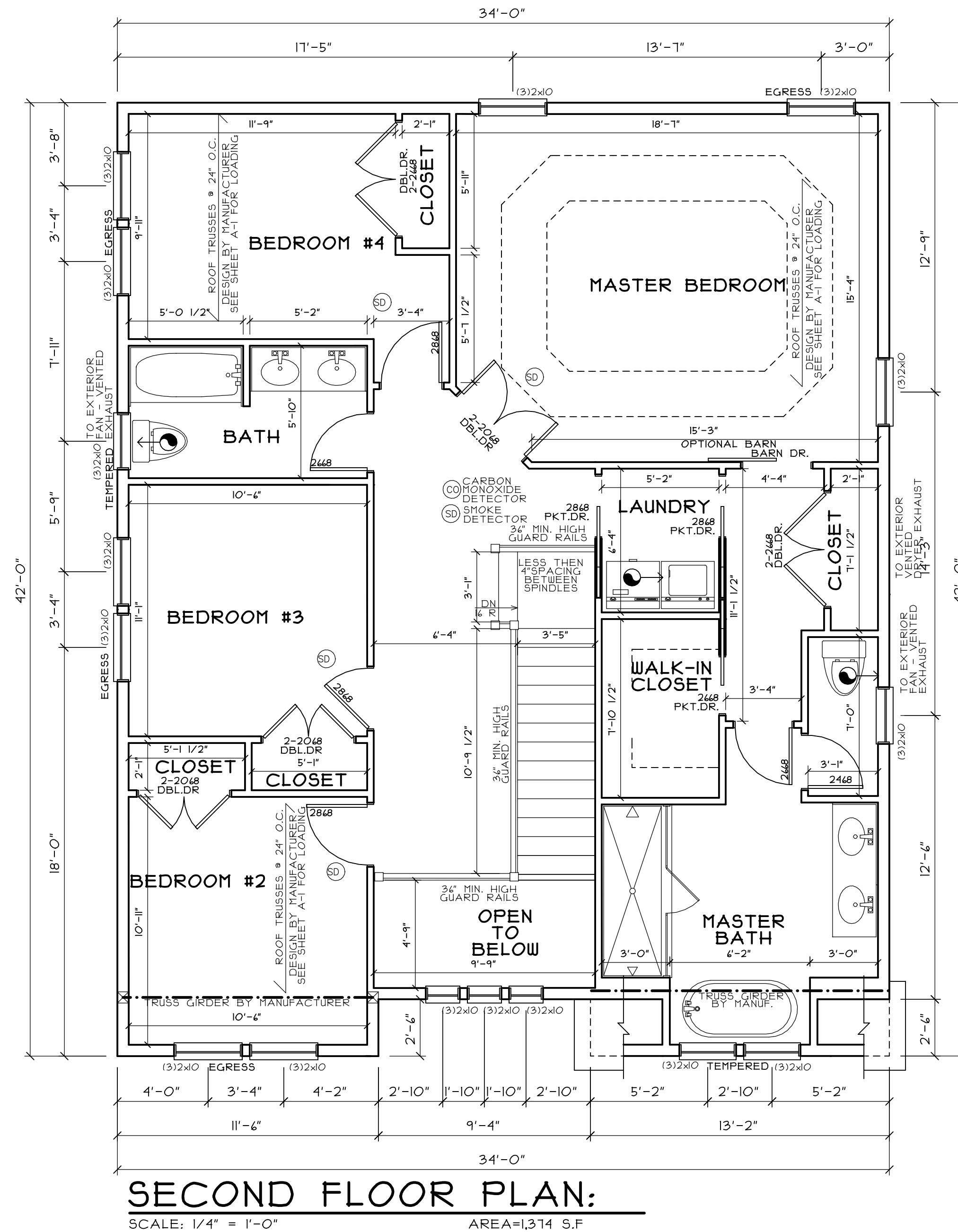
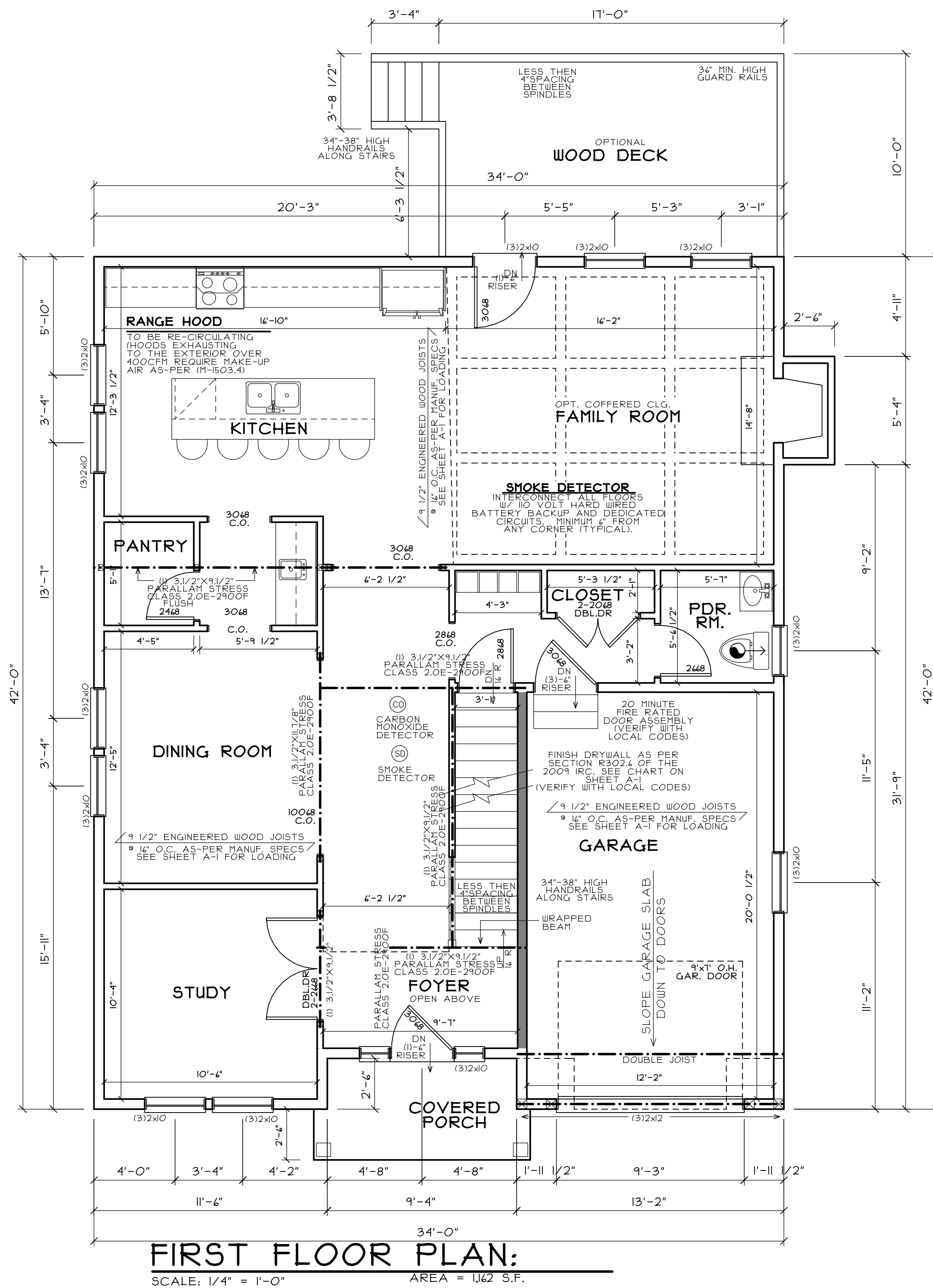


RHC DESIGN, LLC

55 PLANK AVE. PAOLI, PA 19301 610.647.8789
FAX 610.296.8910 - RICK@RHCDESIGN.ORG

FOR CLARIFICATION, CONTACT THE DESIGNER. ALL DIMENSIONS AND NOTES SHALL BE LEGIBLE. DO NOT SCALE THIS DRAWING. DESIGNER SHALL VERIFY DRAWING IS THE PROJECT'S DESIGN. DESIGNER'S DESIGN SHALL BE USED ON ALL WORK. WITHOUT THE WRITTEN PERMISSION OF RHC DESIGN, INC.

REVISIONS:	
01	04-2018 POURED FOUNDATION WALLS
DATE:	07.24.18
FILE NO.	18075
SCALE:	1/4" = 1'-0"
TITLE:	WORKING DRAWINGS
SHEET	A-2



RHC DESIGN, LLC

55 PLANK AVE. PAOLI, PA 19301 610.647.8789
FAX 610.296.8910 - RICK@RHCDESIGN.ORG

REVISIONS:	
11	04-04-2018 POURED FOUNDATION WALLS
DATE:	07.24.18
FILE NO.	18075
SCALE:	1/4"=1'-0"
TITLE:	WORKING DRAWINGS
SHEET	

A-3
OF - SHEETS



WINDOWS, DOORS FINISHES AND ROOFING
FOLLOW MANUFACTURER SPECS AND DETAILS FOR INSTALLATION AND PROPER FLASHING DETAILS. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.



WINDOWS, DOORS FINISHES AND ROOFING
FOLLOW MANUFACTURER SPECS AND DETAILS FOR INSTALLATION AND PROPER FLASHING DETAILS. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

RHC DESIGN, LLC

55 PLANK AVE PAOLI, PA 19301 610.647.8789
FAX 610.296.8910 - RICK@RCHDESIGN.ORG

CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE AND REPORT ALL DISCREPANCIES IN DRAWINGS TO RHC DESIGN BEFORE BEGINNING CONSTRUCTION. RHC DESIGN, LLC SHALL NOT BE USED ON OTHER WORK WITHOUT RHC DESIGN, LLC'S WRITTEN PERMISSION. DO NOT SCALE DRAWINGS.

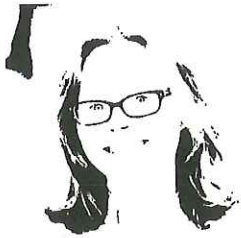
REVISIONS:

1) 09-04-2018 POURED FOUNDATION WALLS

DATE: 07.24.18
FILE NO: 18075
SCALE: 1/4"=1'-0"
TITLE: WORKING DRAWINGS SHEET

A-4

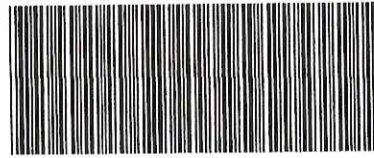
OF - SHEETS



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 6068 PG 02004 to 02008
INSTRUMENT # : 2017084931
RECORDED DATE: 11/09/2017 01:42:32 PM



3535719-0018Z

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE


Page 1 of 5

Document Type: Deed	Transaction #: 3659164 - 1 Doc(s)
Document Date: 11/09/2017	Document Page Count: 4
Reference Info:	Operator Id: dkrasley
RETURN TO: (Simplifile) Aaron Abstract 526 Township Line Road Blue Bell, PA 19422 (215) 283-4800	PAID BY: AARON ABSTRACT

*** PROPERTY DATA:**

Parcel ID #:	05-00-11404-00-3
Address:	203 E TWELFTH AVE
	PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$310,000.00	DEED BK 6068 PG 02004 to 02008
TAXABLE AMOUNT: \$310,000.00	Recorded Date: 11/09/2017 01:42:32 PM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee: Deed \$95.00	 Jeanne Sorg Recorder of Deeds
State RTT \$3,100.00	
Conshohocken Borough RTT \$1,550.00	
Colonial School District RTT \$1,550.00	
Total: \$6,295.00	

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

Prepared by: Aaron Abstract Company
526 Township Line Road, Ste 200
Blue Bell, Pa 19422
Phone No. 215-283-4800

Return to: Aaron Abstract Company
526 Township Line Road, Ste 200
Blue Bell, Pa 19422
Phone No. 215-283-4800

File No. **AAF8790**
Parcel ID No. **05-00-11404-00-3**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11404-00-3 CONSHOHOCKEN BOROUGH
203 E TWELFTH AVE
PSCULKOWSKI CHARLES & MADALINE
B 053 L U 058 1101 11/09/2017
\$15.00
MY

This Indenture, made the 9th day of November, 2017,

Between

**MONICA WIGGINS, GUARDIAN OF MADALINE PSCULKOWSK,
AN INCAPACITATED PERSON**

(hereinafter called the Grantors), of the one part, and

RATOSKEY AND TRAINER, INC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Three Hundred Ten Thousand And 00/100 Dollars (\$310,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

Premises A

ALL THAT CERTAIN lot or piece of ground situate, in the Borough of Conshohocken, County of Montgomery, State of Pennsylvania, bounded and described according to a survey and plan thereof made by David Meixner, Registered Surveyor, Collegeville R.D. #2, Pennsylvania on July 21, 1955 as follows, to wit:

BEGINNING at the point of intersection of the Southeast side of Hallowell Street, Sixty six feet wide with the Southwest side of Twelfth Avenue, Eighty feet wide (not open), said point being at the distance of Two hundred forty four feet and nine tenths of a foot measured along the Southeast side of Hallowell Street on a course of North forty one degrees East, from a point marking the intersection of the Southeast side of Hallowell Street with the Northeast side of Eleventh Avenue, Eighty feet wide; thence from said point of beginning along the Southwest side of Twelfth Avenue, South forty nine degrees East, Forty six feet to a point; thence extending South forty one degrees West, One hundred twelve feet and eighty three one-hundredths of a foot to a point on the Northeast side of a Twenty feet wide alley; thence extending along the Northeast side of said Twenty feet wide alley, North forty nine degrees, five minute West, Forty six feet to a point on the Southeast side of Hallowell Street, aforesaid; thence extending along the Southeast side of Hallowell Street, North forty one degrees East, One hundred twelve feet and ninety one-hundredths of a foot to the first mentioned point and place of beginning.

Premises B

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate partly in the Borough of Conshohocken, and partly in the Township of Whitemarsh, County of Montgomery, State of Pennsylvania, bounded and described according to a survey and plan thereof made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania on December 20, 1952, as follows, to wit:

BEGINNING at a point on the Northeast side of a Twenty feet wide alley laid out between Eleventh and Twelfth Avenues, at the distance of Forty-six feet, Southeast from the Southeast side of Hallowell Street; thence North forty-one degrees East, crossing the bed of Twelfth Avenue, One hundred ninety-seven feet and eleven one-hundredth of a foot to a point in line of land of formerly of the estate of John Tracy, deceased; thence along said land, South forty nine degrees, thirteen minutes East, Forty-six feet to a point; thence South forty one degrees West, recrossing the bed of Twelfth Avenue, One Hundred ninety seven feet and eleven one-hundredths of a foot to a point on the Northeast side of said Twenty feet wide alley; thence along said side of said alley, North forty eight degrees, forty six minutes West, Forty six feet to the place of beginning.

BEING (as to part) Premise A the same premises which Henry W. Perry and Esther M. Perry, his wife, by Deed dated October 26, 1956, and recorded October 29, 1956, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 2732, Page 280, granted and conveyed unto Charles Psculkowski and Madaline Psculkowski, his wife, in fee.

197.11
— wa
mark

BEING (as to part) Premise B the same premises which Charles Psculkowski and Madaline Psculkowski, his wife by Indenture bearing date the 7th day of August 1958 and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery on the 13th day of August 1958 in Deed Book 2897 page 422 granted and conveyed unto Charles Psculkowski and Madaline Psculkowski, his wife, in fee.

AND the said Charles Psculkowski departed this life on 12.9.98 whereby title to the above described premises vested in the said Madaline Psculkowski by right of survivorship.

AND the said Madaline Psculkowski, an incapacitated person and the said Monica Wiggins was appointed Guardian by Decree dated 10/23/2017 under Orphans Court Division of Montgomery County under No. 2015-17.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, 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 described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered *MONICA WIGGINS, GUARDIAN OF*
IN THE PRESENCE OF US: **Madaline Psculkowsk, an incapacitated person,**

Monica Wiggins - Guard. of M {SEAL}
Monica Wiggins, Guardian

Commonwealth of Pennsylvania } ss
County of Montgomery

On this the 9th day of November, 2017, before me, the undersigned Notary Public, personally appeared **Monica Wiggins, Guardian of Madaline Psculkowsk, an incapacitated person**, 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 hereunto set my hand and official seal.

Commonwealth of Pennsylvania
NOTARIAL SEAL
KAREN MANCINI, NOTARY PUBLIC
Plymouth Township, Montgomery County
My Commission Expires April 8, 2018

Karen Mancini
Notary Public
My commission expires _____

The address of the above-named Grantee is:

Karen Mancini

On behalf of the Grantee
*240 FLINT HILL RD.
KING OF PRUSSIA, PA 19406*

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: 01/16/2021
 Municipality: Borough of Conshohocken
 Proposal Name: Land Development Plan
 Lots 1,2 and 3 203 E. 12th Avenue Subdivision
 Applicant Name: Ratoskey & Trainor, Inc.
 Address: 3201 Potshop Road
 City/State/Zip: East Norriton, Pa. 19403
 Phone: (610) 272-2433
 Email: robr110@aol.com

Applicant's Representative: Bradford R. Grauel, PLS
 Address: OTM, LLC
 200 Spring Ridge Drive, Suite 201
 City/State/Zip: Wyomissing, Pa. 19610
 Business Phone (required): (484) 638-0206
 Business Email (required): bradgr.otm@gmail.com

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)
- x 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: BR-1
 Special Exception Granted Yes No
 Variance Granted Yes No For (pending)

Plan Information:

Tax Parcel Number(s)
 050011404003, 050011404021, 050011404012

Location 203 E. 12th Avenue
 Nearest Cross Street Hallowell Street
 Total Tract Area 14,068 sq. ft.
 Total Tract Area Impacted By Development 14,068 sq. ft.

(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	3	3		x	0	
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: Zoning variance application for section 21-1007.1 to permit parking between the front wall of a structure and the curb line submitted and awaiting decision

RESET

Effective 5/1/18



HALLOWELL ST





HALLOWELL ST

POST CONSTRUCTION STORMWATER MANAGEMENT REPORT

12TH AVENUE SUBDIVISION

CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

TABLE OF CONTENTS

	<u>Page</u>
GENERAL STATEMENT OF PROJECT	1
PREPARER'S QUALIFICATIONS	1
STORM DRAINAGE AND RUNOFF	1
SOILS CHARACTERISTICS	2

APPENDICES

Appendix A - Location Map

Appendix B - Soils Map and Descriptions

Appendix C - Stormwater Design Calculations

POST CONSTRUCTION STORMWATER MANAGEMENT REPORT

12TH AVENUE SUBDIVISION

CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

GENERAL STATEMENT OF PROJECT

The site Owner and Developer, Ratoskey and Trainor, Inc., is proposing to subdivide the tract into three parcels and construct three single family detached dwellings on their site at 203 E. 12th Avenue. The site is located at the intersection of 12th Avenue and Hallowell Street in the Borough of Conshohocken, Montgomery County, PA. Existing improvements on the site include a dwelling and an accessory structure. Proposed improvements in addition to the three dwellings include driveways, sidewalk and stormwater management improvements. The site is surrounded by residential properties.

The Owner's address is: Ratoskey and Trainor, Inc.
 214 Flint Hill Road
 King of Prussia, PA 19406
 Phone: 610-272-2433

PREPARER'S QUALIFICATIONS

Name of Preparer: Gary D. Kraft, PE

Contact Information: Kraft Engineering
 6525 Shillington Plaza
 Shillington PA 19607
 610 / 777 - 1311

Education: 1976 Bachelor of Science, Civil Engineering, Lehigh University
 Professional Engineer in Pennsylvania, 1980

Employment: Kraft Engineering: March 1994 to Present
 SSM/Spotts, Stevens and McCoy, Inc: June 1971 to February 1994

Stormwater Management / Erosion and Sediment Control Plans Experience:

Kraft has designed, reviewed and supervised staff preparing Stormwater Management and Erosion and Sedimentation Control Plans since 1979. During that time, he was responsible for numerous projects ranging from municipal improvements projects to private land developments.

STORM DRAINAGE AND RUNOFF

Stormwater design calculations are provided in Appendix C.

In accordance with the Conshohocken Borough Stormwater management Ordinance, this design provides for full rate control based upon the Modified Rational Method and provides infiltration to manage the flow volume difference for the 100 year storm.

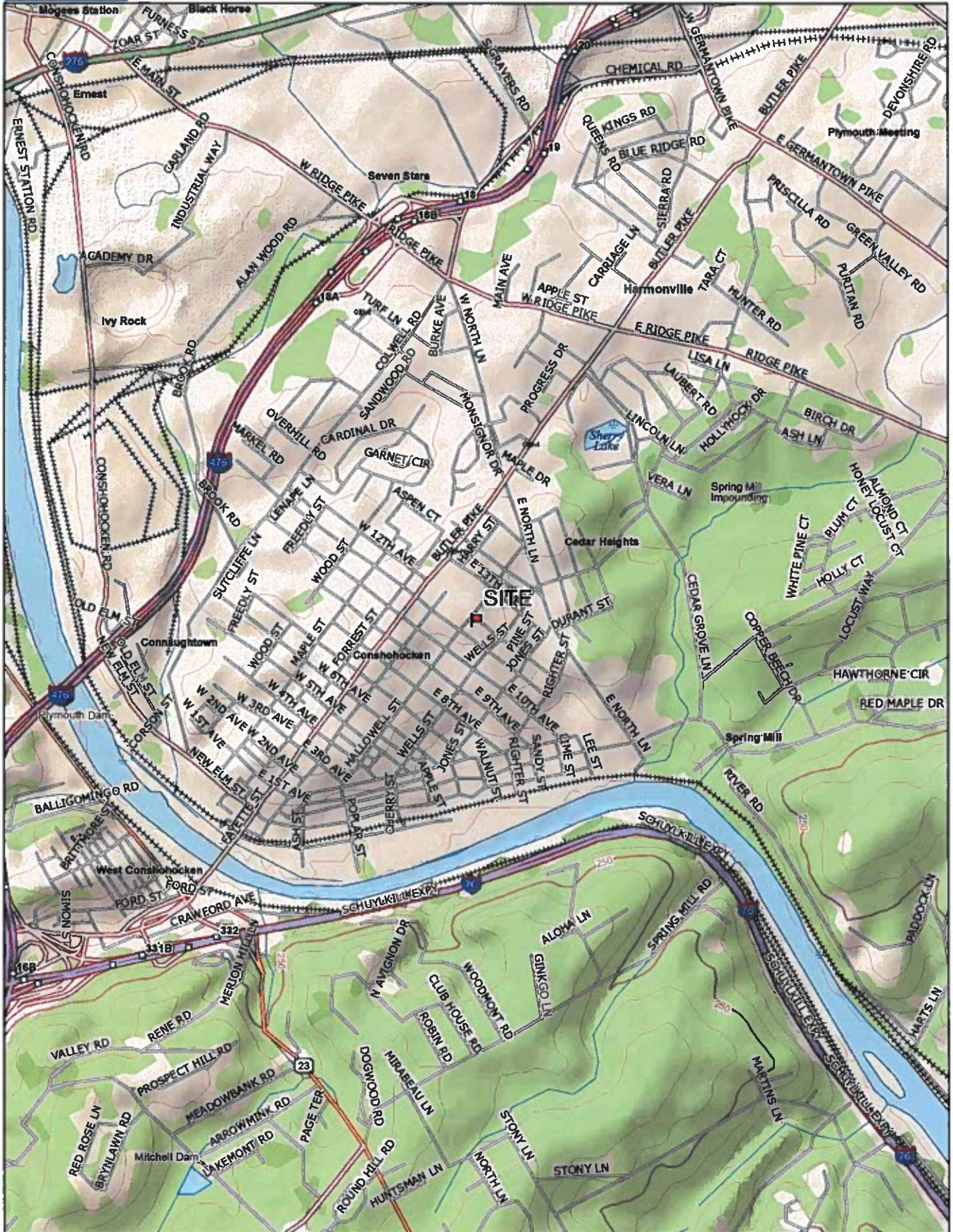
In order to accomplish this, 10' x 16' infiltration beds are proposed for each lot. Infiltration tests taken in support of this approach are included in Appendix B.

SOILS CHARACTERISTICS (UDORTHENTS)

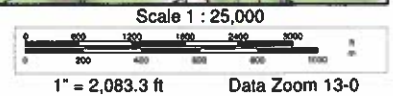
A copy of the Soils Map is provided in Appendix B. The development area of the site is characterized by Urban Land Udorthents schist and gneiss complex (UugB) soils. Since this soils type is not rated in the US Soils Survey related to HGC, HGC-B soils are assumed for design. Based upon PA DEP's E & SPC Program Manual, Udorthents soils have potential limitations related to the following:

- Cutbanks cave
- Corrosiveness to concrete and steel
- Droughty
- Easily erodible
- Low strength
- Slow percolation
- Poor source of topsoil
- Frost action

APPENDIX A
LOCATION MAP



Data use subject to license.
 © 2006 DeLorme. Topo USA® 6.0.
 www.delorme.com



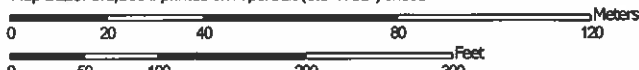
APPENDIX B

SOILS MAP AND DESCRIPTIONS

Soil Map—Montgomery County, Pennsylvania



Map Scale: 1:1,500 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/29/2020
Page 1 of 3

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features**

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlarge of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Pennsylvania
 Survey Area Data: Version 15, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2014—Aug 11, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UugB	Urban land-Udorthents, schist and gneiss complex, 0 to 8 percent slopes	0.6	100.0%
Totals for Area of Interest		0.6	100.0%

Montgomery County, Pennsylvania

UugB—Urban land-Udorthents, schist and gneiss complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2dtz7
Elevation: 200 to 2,000 feet
Mean annual precipitation: 35 to 55 inches
Mean annual air temperature: 45 to 61 degrees F
Frost-free period: 110 to 235 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent
Udorthents, schist and gneiss, and similar soils: 15 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Parent material: Pavement, buildings and other artificially covered areas

Typical profile

C - 0 to 6 inches: variable

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 10 to 99 inches to lithic bedrock
Available water capacity: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Description of Udorthents, Schist And Gneiss

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope, nose slope
Down-slope shape: Linear, convex

Across-slope shape: Convex, linear
Parent material: Graded areas of schist and/or gneiss

Typical profile

Ap - 0 to 6 inches: loam
C - 6 to 40 inches: silty clay loam
R - 40 to 60 inches: bedrock

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 20 to 70 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 60 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Glenslg

Percent of map unit: 1 percent
Landform: Hillslopes
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Hydric soil rating: No

Edgemont

Percent of map unit: 1 percent
Landform: Ridges
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Mountaintop
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Hydric soil rating: No

Glenville

Percent of map unit: 1 percent
Landform: Hillslopes
Landform position (two-dimensional): Footslope, backslope
Landform position (three-dimensional): Side slope, head slope
Down-slope shape: Linear, concave
Across-slope shape: Concave, linear

Hydric soil rating: No

Baile

Percent of map unit: 1 percent

Landform: Depressions

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear, concave

Across-slope shape: Concave, linear

Hydric soil rating: Yes

Gladstone

Percent of map unit: 1 percent

Landform: Hillslopes

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Nose slope, side slope

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Hydric soil rating: No

Data Source Information

Soil Survey Area: Montgomery County, Pennsylvania

Survey Area Data: Version 15, Jun 5, 2020

SOIL SUMMARY REPORT FOR STORMWATER INFILTRATION

PROJECT	OTM.12th & Hallowell Street	PROJECT NUMBER	3415-00-530	SUBDIVISION	
SITE LOCATION	203 12th Street	MUNICIPALITY	Conshohocken	COUNTY	Montgomery
TEST DATE	11/20/2020	CONDUCTED BY	AJM	LOT # / TEST AREA	
WEATHER CONDITIONS	SUNNY		PRECIPITATION	none	
TEMPERATURE	60's		SOIL CONDITIONS	WET <input type="checkbox"/> DRY <input checked="" type="checkbox"/>	

SOIL PROFILE Test Pit # SW 1

HORIZON	DEPTH		BOUNDARY		COLOR	TEXTURE	% CF	REDOX			STRUCTURE		CONSISTENCE	ROOTS	NOTES % clay, macro pores, etc.		
	UPPER	LOWER	Type	Topo				A	S	C	Grade	Type					
Ap	0	6	a/s		7.5YR4/4	SIL					3 f gr	very friable	many				
Bt	6	13	c/w		10YR5/6	SIL					2 m SBK	friable					
C	13	84			10YR6/8	SL					0 Mass	very friable					
NOTES:																	
SOIL TYPE:			urban			SOIL DEPTH CLASS			SOIL DRAINAGE CLASS			SLOPE:			2%		
CARBONATE DERIVED			no			<input checked="" type="checkbox"/> DEEP <input type="checkbox"/> MODERATELY DEEP <input type="checkbox"/> SHALLOW			<input checked="" type="checkbox"/> WELL DRAINED <input type="checkbox"/> MODERATELY WELL DRAINED <input type="checkbox"/> SOMEWHAT POORLY DRAINED <input type="checkbox"/> POORLY DRAINED			COVER:			lawn		
LIMITING CONDITION																	
TYPE:			none														
DEPTH:																	
REDOX - Redoxymorphic features (Drainage Mottling) A/S/C - Abundance/Size/Contrast f-few, c-common, m-many; f-fine, m-medium, c-coarse; f-faint, d-distinct, p-prominent																	

INFILTRATION TEST DATA

HOLE #	DEPTH OF TEST	CASING DIA. (IN)	INITIAL HEIGHT OF WATER COLUMN (IN)	INITIAL FILL TIME	DROP AFTER 1st PRE-SOAK (IN)	DROP AFTER 2nd PRE-SOAK (IN)	TIME: 15 MIN OR 30 MIN	READING #1 DROP (IN)	READING #2 DROP (IN)	READING #3 DROP (IN)	READING #4 DROP (IN)	READING #5 DROP (IN)	READING #6 DROP (IN)	READING #7 DROP (IN)	READING #8 DROP (IN)	FIELD RATE OF DROP (in/hr)	INFILTRATION RATE UTILIZING THE HVORSLEV SOLUTION $K_s = [A(F^2D^3)] \times \ln(h_1/h_2)$
1	60"	6"	6"	10:50	5.250"	2.750"	30 min	3.250"	3.000"	3.000"	3.000"					6.000	2.376
2	60"	6"	6"	10:50	6.000"	5.000"	30 min	5.250"	5.250"	5.000"	5.000"					10.000	6.141
3																	
4																	
5																	
6																	
GEOMETRIC MEAN (IN/HR):																7.746	3.819

DIAGRAM/COMMENTS:

Testing conducted in general conformance with ASTM 6391-11. A 6" diameter hole is dug to the proposed infiltration depth. A 3" non-perforated casing is installed at the bottom of the 6" hole and sealed in place with a bentonite seal. Methodology approved by PaDEP March 17, 2007.



**EVANS MILL
ENVIRONMENTAL, LLC**

Environmental Engineers & Consultants

SOIL SUMMARY REPORT FOR STORMWATER INFILTRATION

PROJECT	OTM.12th & Hallowell Street	PROJECT NUMBER	3415-00-530	SUBDIVISION	
SITE LOCATION	203 12th Street	MUNICIPALITY	Conshohocken	COUNTY	Montgomery
TEST DATE	11/20/2020	CONDUCTED BY	AJM	LOT # / TEST AREA	
WEATHER CONDITIONS	SUNNY		PRECIPITATION	none	
TEMPERATURE	60's		SOIL CONDITIONS	WET <input type="checkbox"/> DRY <input checked="" type="checkbox"/>	

SOIL PROFILE Test Pit # SW 2

HORIZON	DEPTH		BOUNDARY		COLOR	TEXTURE	% CF	REDOX			STRUCTURE		CONSISTENCE	ROOTS	NOTES % clay, macro pores, etc.		
	UPPER	LOWER	Type	Topo				A	B	C	Grade	Type					
Ap	0	9	a/s		10YR4/4	SIL					2 m gr	friable	many				
Bt	9	22	c/w		10YR5/6	SIL					1 m SBK	friable					
C	22	84			10YR6/8	SL					0 Mass	very friable					
NOTES:																	
SOIL TYPE:			urban			SOIL DEPTH CLASS			SOIL DRAINAGE CLASS			SLOPE:			2%		
CARBONATE DERIVED			no			x DEEP			x WELL DRAINED			COVER:			lawn		
LIMITING CONDITION						MODERATELY DEEP			MODERATELY WELL DRAINED								
TYPE:			none			SHALLOW			SOMEWHAT POORLY DRAINED								
DEPTH:									POORLY DRAINED								
REDOX - Redoxymorphic features (Drainage Mottling) A/S/C - Abundance/Size/Contrast f - few, c - common, m - many; f - fine, m - medium, c - coarse; f - faint, d - distinct, p - prominent																	

INFILTRATION TEST DATA

HOLE #	DEPTH OF TEST	CASING DIA. (IN)	INITIAL HEIGHT OF WATER COLUMN (IN)	INITIAL FILL TIME	DROP AFTER 1st PRE-SOAK (IN)	DROP AFTER 2nd PRE-SOAK (IN)	TIME: 15 MIN OR 30 MIN	READING #1 DROP (IN)	READING #2 DROP (IN)	READING #3 DROP (IN)	READING #4 DROP (IN)	READING #5 DROP (IN)	READING #6 DROP (IN)	READING #7 DROP (IN)	READING #8 DROP (IN)	FIELD RATE OF DROP (in/hr)	INFILTRATION RATE UTILIZING THE HWORSLEV SOLUTION $K_s = \frac{2.303}{t_2 - t_1} \times \ln \left(\frac{h_1}{h_2} \right)$
1	60"	6"	6"	10:50	6.000"	4.125"	30 min	3.375"	3.250"	3.250"	2.625"	2.500"	2.500"	2.500"		5.000	1.847
2	60"	6"	6"	10:50	6.000"	5.000"	30 min	5.000"	4.750"	4.500"	4.625"	4.500"				9.000	4.751
3																	
4																	
5																	
6																	
GEOMETRIC MEAN (IN/HR):																6.708	2.963

DIAGRAM/COMMENTS:

Testing conducted in general conformance with ASTM 6391-11. A 6" diameter hole is dug to the proposed infiltration depth. A 3" non-perforated casing is installed at the bottom of the 6" hole and sealed in place with a bentonite seal. Methodology approved by PaDEP March 17, 2007.



**EVANS MILL
ENVIRONMENTAL, LLC**

Environmental Engineers & Consultants

SOIL SUMMARY REPORT FOR STORMWATER INFILTRATION

PROJECT	OTM.12th & Hallowell Street	PROJECT NUMBER	3415-00-530	SUBDIVISION	
SITE LOCATION	203 12th Street	MUNICIPALITY	Conshohocken	COUNTY	Montgomery
TEST DATE	11/20/2020	CONDUCTED BY	AJM	LOT # / TEST AREA	
WEATHER CONDITIONS	SUNNY		PRECIPITATION	none	
TEMPERATURE	60's		SOIL CONDITIONS	WET <input type="checkbox"/> DRY <input checked="" type="checkbox"/>	

SOIL PROFILE Test Pit # SW 3

HORIZON	DEPTH		BOUNDARY		COLOR	TEXTURE	% CF	REDOX			STRUCTURE		CONSISTENCE	ROOTS	NOTES % clay, macro pores, etc.		
	UPPER	LOWER	Type	Topo				A	S	C	Grade	Type					
Ap	0	7	a/s		10YR4/4	SIL					2 m gr	friable	many				
Bt	7	22	c/w		10YR5/6	SIL					1 m SBK	friable					
C	22	84			10YR6/8	SL					0 Mass	very friable					
NOTES:																	
SOIL TYPE:			urban			SOIL DEPTH CLASS			SOIL DRAINAGE CLASS			SLOPE:			2%		
CARBONATE DERIVED			no			<input checked="" type="checkbox"/> DEEP <input type="checkbox"/> MODERATELY DEEP <input type="checkbox"/> SHALLOW			<input checked="" type="checkbox"/> WELL DRAINED <input type="checkbox"/> MODERATELY WELL DRAINED <input type="checkbox"/> SOMEWHAT POORLY DRAINED <input type="checkbox"/> POORLY DRAINED			COVER:			lawn		
LIMITING CONDITION																	
TYPE:			none														
DEPTH:																	
REDOX - Redoxymorphic features (Drainage Mottling) A/S/C - Abundance/Size/Contrast f-few, c-common, m-many; f-fine, m-medium, c-coarse; f-faint, d-distinct, p-prominent																	

INFILTRATION TEST DATA

HOLE #	DEPTH OF TEST	CASING DIA. (IN)	INITIAL HEIGHT OF WATER COLUMN (IN)	INITIAL FILL TIME	DROP AFTER 1st PRE-SOAK (IN)	DROP AFTER 2nd PRE-SOAK (IN)	TIME: 15 MIN OR 30 MIN	READING #1 DROP (IN)	READING #2 DROP (IN)	READING #3 DROP (IN)	READING #4 DROP (IN)	READING #5 DROP (IN)	READING #6 DROP (IN)	READING #7 DROP (IN)	READING #8 DROP (IN)	FIELD RATE OF DROP (in/hr)	INFILTRATION RATE UTILIZING THE HOURSLEY SOLUTION $K_s = [A(F^2 D^3)] \times \ln \frac{h_1}{h_2}$		
																		GEOMETRIC MEAN (IN/HR):	
1	60"	6"	6"	10:50	4.000"	2.750"	30 min	2.500"	2.250"	2.250"	2.125"	2.125"					4.250	1.498	
2	60"	6"	6"	10:50	5.000"	5.000"	30 min	3.500"	3.250"	3.250"	3.250"						6.500	2.674	
3																			
4																			
5																			
6																			
																GEOMETRIC MEAN (IN/HR):		5.256	2.002

DIAGRAM/COMMENTS:

Testing conducted in general conformance with ASTM 6391-11. A 6" diameter hole is dug to the proposed infiltration depth. A 3" non-perforated casing is installed at the bottom of the 6" hole and sealed in place with a bentonite seal. Methodology approved by PaDEP March 17, 2007.



**EVANS MILL
ENVIRONMENTAL, LLC**

Environmental Engineers & Consultants

APPENDIX C

STORMWATER DESIGN CALCULATIONS

STORMWATER DESIGN CALCULATIONS

The following is a listing of the information included in this section:

Flow Summaries	2
Cover Conditions & Areas	3
Stormwater Precipitation data	4
Coefficient Tables	5 to 6
Predevelopment Flow	7
Bypass Flow.....	8
Basin Inflow Analysis	9
Water Quality / Groundwater Recharge Analysis	10
Infiltration Bed Design	11 to 16
Basin Details	17
Roof Leader Analysis (Philadelphia Code).....	18 to 19

FLOW SUMMARIES

STORM FREQUENCY	A Pre-Dev. Flow (cfs)	B Bypass Flow (cfs)	C Permitted Total Basin Outflow (cfs)	D Permitted Per Basin Outflow (cfs)	E Routed Individual Basin Outflow (cfs)	F Net Flow Under Ordinance (cfs)
1	0.185	0.124	0.061	0.020	0.000	0.061
2	0.230	0.154	0.076	0.025	0.000	0.076
5	0.291	0.195	0.096	0.032	0.000	0.096
10	0.330	0.221	0.109	0.036	0.000	0.109
25	0.391	0.263	0.128	0.043	0.000	0.128
50	0.441	0.296	0.145	0.048	0.000	0.145
100	0.492	0.330	0.162	0.054	0.000	0.162
Reference:	Pg. 7	Pg. 8	A - B	C / 3	Pg. 15	C - 3*E

COVER CONDITIONS & AREAS

3

[RATIONAL METHOD]

"C" Values shown are recommended for HSG - B Soils

Area	Lawn	Impervious	Total Area	C x A	Weighted "C"
"C" ---->	0.25	0.99			
Predevelopment Conditions					
Total	0.298	0.064	0.362	0.138	0.38
Post Development Conditions					
Bypass	0.232	0.034	0.266	0.092	0.34
Inflow		0.096	0.096	0.095	0.99
			0.362		

[NRCS METHOD]

"CN" Values shown are recommended for HSG - B Soils

Area	Lawn	Impervious	Total Area	CN x A	Weighted "CN"
"CN" ---->	61	98			
Predevelopment Conditions					
Total	0.298	0.064	0.362	24.450	68
Post Development Conditions					
Bypass	0.232	0.034	0.266		
Inflow		0.096	0.096	26.892	74
	0.232	0.13	0.362		

The Urban Land - Udorthents shist and gneiss soil is not rated for HSG; so HSG-B is assumed for design.

Note that the Inflow area includes the dwelling roof areas and the Bypass Area includes the remainder of the site including the sidewalk frontage area.



NOAA Atlas 14, Volume 2, Version 3
 Location name: Conshohocken, Pennsylvania,
 USA*

Latitude: 40.0811°, Longitude: -75.2948°
 Elevation: 228.94 ft**

* source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.346 (0.318-0.378)	0.412 (0.379-0.450)	0.484 (0.443-0.527)	0.535 (0.489-0.583)	0.595 (0.541-0.649)	0.637 (0.576-0.694)	0.677 (0.610-0.740)	0.713 (0.639-0.781)	0.754 (0.669-0.830)	0.785 (0.691-0.868)
10-min	0.553 (0.508-0.603)	0.659 (0.605-0.719)	0.775 (0.710-0.845)	0.855 (0.782-0.932)	0.949 (0.863-1.03)	1.01 (0.917-1.11)	1.08 (0.970-1.18)	1.13 (1.01-1.24)	1.19 (1.06-1.31)	1.24 (1.09-1.37)
15-min	0.691 (0.635-0.754)	0.829 (0.761-0.904)	0.981 (0.898-1.07)	1.08 (0.990-1.18)	1.20 (1.09-1.31)	1.28 (1.16-1.40)	1.36 (1.23-1.49)	1.43 (1.28-1.56)	1.50 (1.33-1.65)	1.55 (1.37-1.72)
30-min	0.948 (0.871-1.03)	1.14 (1.05-1.25)	1.39 (1.27-1.52)	1.57 (1.43-1.71)	1.78 (1.62-1.94)	1.93 (1.75-2.11)	2.08 (1.88-2.28)	2.22 (1.99-2.43)	2.39 (2.12-2.63)	2.51 (2.21-2.78)
60-min	1.18 (1.09-1.29)	1.44 (1.32-1.57)	1.79 (1.64-1.95)	2.04 (1.87-2.23)	2.37 (2.16-2.58)	2.62 (2.37-2.86)	2.87 (2.59-3.14)	3.11 (2.79-3.41)	3.43 (3.04-3.77)	3.67 (3.23-4.06)
2-hr	1.42 (1.29-1.55)	1.72 (1.57-1.89)	2.15 (1.96-2.35)	2.47 (2.25-2.71)	2.91 (2.63-3.18)	3.25 (2.92-3.55)	3.59 (3.21-3.93)	3.94 (3.49-4.32)	4.40 (3.85-4.85)	4.76 (4.12-5.26)
3-hr	1.55 (1.42-1.70)	1.88 (1.72-2.06)	2.35 (2.15-2.58)	2.72 (2.47-2.98)	3.21 (2.89-3.51)	3.59 (3.22-3.93)	3.98 (3.55-4.37)	4.38 (3.87-4.82)	4.92 (4.28-5.43)	5.34 (4.60-5.92)
6-hr	1.94 (1.77-2.13)	2.34 (2.15-2.58)	2.92 (2.67-3.21)	3.39 (3.09-3.72)	4.05 (3.65-4.44)	4.58 (4.10-5.02)	5.15 (4.56-5.64)	5.74 (5.03-6.30)	6.57 (5.66-7.26)	7.24 (6.14-8.03)
12-hr	2.36 (2.16-2.61)	2.85 (2.61-3.15)	3.57 (3.26-3.94)	4.18 (3.80-4.61)	5.06 (4.55-5.56)	5.81 (5.17-6.38)	6.61 (5.81-7.28)	7.48 (6.49-8.26)	8.76 (7.43-9.72)	9.83 (8.19-10.9)
24-hr	2.73 (2.51-2.98)	3.28 (3.02-3.59)	4.12 (3.79-4.50)	4.82 (4.41-5.25)	5.83 (5.31-6.34)	6.68 (6.05-7.26)	7.59 (6.85-8.24)	8.59 (7.68-9.32)	10.0 (8.87-10.9)	11.2 (9.83-12.2)
2-day	3.15 (2.88-3.44)	3.80 (3.48-4.15)	4.78 (4.37-5.22)	5.57 (5.09-6.08)	6.70 (6.10-7.30)	7.64 (6.92-8.32)	8.64 (7.77-9.40)	9.70 (8.67-10.6)	11.2 (9.94-12.2)	12.5 (11.0-13.6)
3-day	3.32 (3.05-3.63)	4.00 (3.68-4.38)	5.01 (4.60-5.48)	5.84 (5.34-6.37)	7.01 (6.39-7.63)	7.97 (7.24-8.68)	8.99 (8.12-9.79)	10.1 (9.05-11.0)	11.6 (10.3-12.7)	12.9 (11.4-14.1)
4-day	3.49 (3.21-3.82)	4.21 (3.87-4.60)	5.26 (4.83-5.74)	6.11 (5.60-6.66)	7.31 (6.68-7.96)	8.30 (7.56-9.04)	9.35 (8.47-10.2)	10.5 (9.43-11.4)	12.1 (10.7-13.2)	13.3 (11.8-14.6)
7-day	4.08 (3.79-4.44)	4.90 (4.54-5.33)	6.06 (5.60-6.59)	7.00 (6.47-7.62)	8.36 (7.68-9.08)	9.48 (8.68-10.3)	10.7 (9.71-11.6)	11.9 (10.8-12.9)	13.7 (12.3-14.9)	15.2 (13.5-16.5)
10-day	4.65 (4.33-5.02)	5.56 (5.17-6.00)	6.77 (6.29-7.32)	7.75 (7.19-8.37)	9.11 (8.42-9.83)	10.2 (9.40-11.0)	11.3 (10.4-12.2)	12.5 (11.4-13.5)	14.2 (12.8-15.3)	15.5 (13.9-16.8)
20-day	6.29 (5.90-6.72)	7.47 (7.00-7.98)	8.90 (8.35-9.51)	10.0 (9.39-10.7)	11.6 (10.8-12.3)	12.7 (11.9-13.6)	13.9 (13.0-14.9)	15.2 (14.0-16.2)	16.8 (15.4-18.0)	18.0 (16.5-19.3)
30-day	7.84 (7.41-8.28)	9.24 (8.73-9.76)	10.8 (10.2-11.4)	12.0 (11.3-12.6)	13.5 (12.7-14.3)	14.7 (13.8-15.5)	15.8 (14.9-16.8)	17.0 (15.9-18.0)	18.5 (17.2-19.6)	19.6 (18.2-20.8)
45-day	9.97 (9.47-10.5)	11.7 (11.1-12.3)	13.5 (12.8-14.2)	14.8 (14.0-15.6)	16.4 (15.6-17.3)	17.7 (16.7-18.6)	18.8 (17.8-19.8)	19.9 (18.8-21.0)	21.3 (20.1-22.5)	22.3 (20.9-23.6)
60-day	11.9 (11.4-12.6)	14.0 (13.3-14.7)	16.0 (15.2-16.8)	17.4 (16.6-18.3)	19.3 (18.3-20.2)	20.6 (19.6-21.6)	21.8 (20.7-22.9)	23.0 (21.8-24.2)	24.4 (23.1-25.7)	25.4 (24.0-26.8)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
 Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
 Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

RATIONAL RUNOFF COEFFICIENTS

LAND USE DESCRIPTION	HYDROLOGIC SOIL GROUP			
	A	B	C	D
Cultivated land : without conservation treatment	.49	.67	.81	.88
: with conservation treatment	.27	.43	.61	.67
Pasture or range land: poor condition	.38	.63	.78	.84
: good condition	---*	.25	.51	.65
Meadow: good condition	---*	---*	.44	.61
Woods: thin stand, poor cover, no mulch	---*	.34	.59	.70
: good cover	---*	---*	.45	.59
Open spaces, lawns, parks, golf courses, cemeteries				
Good condition: grass cover on 75% or more of the area	---*	.25	.51	.65
Fair condition: grass cover on 50% to 75% of the area	---*	.45	.63	.74
Commercial and business areas (85% impervious)	.84	.90	.93	.96
Industrial districts (72% impervious)	.67	.81	.88	.92
Residential:				
Average lot size Average % impervious				
1/8 acre or less 65	.59	.76	.86	.90
1/4 acre 38	.25	.49	.67	.78
1/3 acre 30	---*	.49	.67	.78
1/2 acre 25	---*	.45	.65	.76
1 acre 20	---*	.41	.63	.74
Paved parking lots, roofs, driveways, etc.	.99	.99	.99	.99
Streets and roads:				
Paved with curbs and storm sewers	.99	.99	.99	.99
Gravel	.57	.76	.84	.88
Dirt	.49	.69	.80	.84

Notes: Values are based on SCS definitions and are average values.
 Values indicated by ---* should be determined by the design engineer based on site characteristics.

Source : New Jersey Department of Environmental Protection, Technical Manual for Stream Encroachment, August 1984

LIMERICK CODE

**TABLE E-2
RUNOFF CURVE NUMBERS**

LAND USE DESCRIPTION	Hydrologic Condition	HYDROLOGIC SOIL GROUP			
		A	B	C	D
Open Space					
Grass cover < 50%	Poor	68	79	86	89
Grass cover 50% to 75%	Fair	49	69	79	84
Grass cover > 75%	Good	39	61	74	80
Meadow		30	58	71	78
Agricultural					
Pasture, grassland, or range — Continuous forage for grazing	Poor	68	79	86	89
Pasture, grassland, or range — Continuous forage for grazing	Fair	49	69	79	84
Pasture, grassland, or range — Continuous forage for grazing	Good	39	61	74	80
Brush—brush-weed-grass mixture with brush the major element	Poor	48	67	77	83
Brush—brush-weed-grass mixture with brush the major element	Fair	35	56	70	77
Brush—brush-weed-grass mixture with brush the major element	Good	30	48	65	73
Fallow Bare soil	—	77	86	91	94
Crop residue cover (CR)	Poor	76	85	90	93
Woods — grass combination (orchard or tree farm)	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30	55	70	77
Commercial	(85% impervious)	89	92	94	95
Industrial	(72% impervious)	81	88	91	93
Industrial	(50% impervious)	71	82	88	90
Residential districts by average lot size:	% Impervious:				
1/8 acre or less* (townhouses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Farmstead		59	74	82	86
Smooth surfaces (concrete, asphalt, gravel, or bare compacted soil)		98	98	98	98
Water		98	98	98	98
Mining/newly graded areas (pervious areas only)		77	86	91	94

* Includes multi-family housing unless justified lower density can be provided.

Note: Existing site conditions of bare earth or fallow ground shall be considered as meadow when choosing a CN value.

Source: NRCS (SCS) TR-55

MODIFIED RATIONAL METHOD HYDROGRAPH PEAK RESULTS

7

FOR JOB: O488 - 12TH AVE SUBDIVISION
COMPUTED ON 01-12-2021 AT 01:13:16 PM
PEAK ARRANGEMENT: MID

STORM FREQUENCIES: 1 2 5 10 25 50 100 YEARS

FILE(S) CREATED: PRETOT.HYD

SUMMARY OF BASIC HYDROGRAPH PARAMETERS

INITIAL DATE OF STORM IS 01-12-2021 AT 0000.00 MINUTES
INTENSITY TABLE FILE: PHILA.tbl
IDENTIFIED AS: TOTAL PREDEVELOPMENT FLOW

TIME OF CONCENTRATION, MINUTES: 0005.00
WEIGHTED 'C' FACTOR: 0.380
DRAINAGE AREA, ACRES: 0.36

PEAK RESULTS:

INITIAL STORM YEAR	HYDROGRAPH STORM DATE	TIME DURATION MINUTES	AVERAGE INTENSITY IN/HR	RAINFALL AMOUNT INCHES	RAINFALL INCREMENTS INCHES	RAINFALL INCREMENTS IN/HR	REARRANGED INTENSITIES IN/HR	PEAK FLOW CFS
1 YEAR	01-12-2021	0045.00	1.07	0.81	0.11	1.35	1.35	0.185
2 YEAR	01-12-2021	0045.00	1.30	0.98	0.14	1.68	1.68	0.230
5 YEAR	01-12-2021	0045.00	1.61	1.21	0.18	2.13	2.13	0.291
10 YEAR	01-12-2021	0045.00	1.82	1.37	0.20	2.41	2.41	0.330
25 YEAR	01-12-2021	0045.00	2.09	1.58	0.24	2.86	2.86	0.391
50 YEAR	01-12-2021	0045.00	2.30	1.73	0.27	3.22	3.22	0.441
100 YEAR	01-12-2021	0045.00	2.50	1.88	0.30	3.59	3.59	0.492

MODIFIED RATIONAL METHOD HYDROGRAPH PEAK RESULTS

8

FOR JOB: O488 - 12TH AVE SUBDIVISION
COMPUTED ON 01-12-2021 AT 01:14:35 PM
PEAK ARRANGEMENT: MID

STORM FREQUENCIES: 1 2 5 10 25 50 100 YEARS

FILE(S) CREATED: BYPASS.HYD

SUMMARY OF BASIC HYDROGRAPH PARAMETERS

INITIAL DATE OF STORM IS 01-12-2021 AT 0000.00 MINUTES
INTENSITY TABLE FILE: PHILA.tbl
IDENTIFIED AS: BYPASS FLOW

TIME OF CONCENTRATION, MINUTES: 0005.00
WEIGHTED 'C' FACTOR: 0.340
DRAINAGE AREA, ACRES: 0.27

PEAK RESULTS:

INITIAL STORM YEAR	HYDROGRAPH STORM DATE	TIME DURATION MINUTES	AVERAGE INTENSITY IN/HR	RAINFALL AMOUNT INCHES	RAINFALL INCREMENTS INCHES	RAINFALL INCREMENTS IN/HR	REARRANGED INTENSITIES IN/HR	PEAK FLOW CFS
1 YEAR	01-12-2021	0045.00	1.07	0.81	0.11	1.35	1.35	0.124
2 YEAR	01-12-2021	0045.00	1.30	0.98	0.14	1.68	1.68	0.154
5 YEAR	01-12-2021	0045.00	1.61	1.21	0.18	2.13	2.13	0.195
10 YEAR	01-12-2021	0045.00	1.82	1.37	0.20	2.41	2.41	0.221
25 YEAR	01-12-2021	0045.00	2.09	1.58	0.24	2.86	2.86	0.263
50 YEAR	01-12-2021	0045.00	2.30	1.73	0.27	3.22	3.22	0.296
100 YEAR	01-12-2021	0045.00	2.50	1.88	0.30	3.59	3.59	0.330

MODIFIED RATIONAL METHOD HYDROGRAPH PEAK RESULTS

FOR JOB: O488 - 12TH AVE SUBDIVISION
COMPUTED ON 01-12-2021 AT 01:17:12 PM
PEAK ARRANGEMENT: MID

STORM FREQUENCIES: 1 2 5 10 25 50 100 YEARS

FILE(S) CREATED: INFLO.HYD

SUMMARY OF BASIC HYDROGRAPH PARAMETERS

INITIAL DATE OF STORM IS 01-12-2021 AT 0000.00 MINUTES
INTENSITY TABLE FILE: PHILA.tbi
IDENTIFIED AS: BASIN INFLOW PER BED

TIME OF CONCENTRATION, MINUTES: 0005.00
WEIGHTED 'C' FACTOR: 0.990
DRAINAGE AREA, ACRES: 0.03

PEAK RESULTS:

INITIAL STORM YEAR	HYDROGRAPH STORM DATE	TIME DURATION MINUTES	AVERAGE INTENSITY IN/HR	RAINFALL AMOUNT INCHES	RAINFALL INCREMENTS INCHES	RAINFALL INCREMENTS IN/HR	REARRANGED INTENSITIES IN/HR	PEAK FLOW CFS
1 YEAR	01-12-2021	0045.00	1.07	0.81	0.11	1.35	1.35	0.040
2 YEAR	01-12-2021	0045.00	1.30	0.98	0.14	1.68	1.68	0.050
5 YEAR	01-12-2021	0045.00	1.61	1.21	0.18	2.13	2.13	0.063
10 YEAR	01-12-2021	0045.00	1.82	1.37	0.20	2.41	2.41	0.072
25 YEAR	01-12-2021	0045.00	2.09	1.58	0.24	2.86	2.86	0.085
50 YEAR	01-12-2021	0045.00	2.30	1.73	0.27	3.22	3.22	0.096
100 YEAR	01-12-2021	0045.00	2.50	1.88	0.30	3.59	3.59	0.107

NPDES - WS #4 Required CG-1 Volume

Predevelopment Conditions:				P = 7.590 " (100 Yr)			
	Area SF	Area - AC	CN	S	Ia	Q	Vol
Lawn	12,981	0.298	61	6.393	1.279	4.234	4,580
Impervious	2,788	0.064	98	0.204	0.041	7.414	1,722
Total		0.362					6,303
							0.145
							C.F. Acre-Ft

Developed Conditions:							
	Area SF	Area - AC	CN	S	Ia	Q	Vol
Lawn	10,106	0.232	61	6.393	1.279	4.234	3,566
Impervious	5,663	0.130	98	0.204	0.041	7.414	3,499
Total		0.362					7,064
							0.162
							C.F. Acre-Ft

Required CG-1 Volume = 762 C.F.
0.017 Acre-Ft

Consider 3 seepage beds: 10' x 16' x 3'

The Hvorslev perc rate from testing = $(3.819 + 2.963 + 2.002) / 3 = 2.928$ " / hr

6 hour during event infiltration = $\frac{(6)(10)(16)(2.928)}{(12)} = 234$ CF

Void Volume = $(10)(16)(3)(0.40)(3) = \frac{576 \text{ CF}}{810 \text{ CF}} > 762$ therefore OK

Total Infiltration Bed Inflow							
	Area SF	Area - AC	CN	S	Ia	Q	Vol
Lawn	0		61	6.393	1.279	4.234	0
Impervious	4,182	0.096	98	0.204	0.041	7.414	2,584
Total		0.096					2,584
							C.F.
							> 762 therefore OK

**SINGLE BED STAGE / STORAGE
[LOT 1 MODELED]**

Bed W = 10 Ft
Bed L = 16 Ft

Elevation	Depth	Bed Void Volume	Net Pipe Volume	Surface Volume	Total Volume	
					CF	AC-FT
Ft	Ft	CF	CF	CF	CF	AC-FT
220.00	0.00	0	0.0		0	0.00000
220.50	0.50	32	0.2		32.2	0.00074
221.00	1.00	64	0.6		64.6	0.00148
221.50	1.50	96	1.4		97.4	0.00223
222.00	2.00	128	2.4		130.4	0.00299
222.50	2.50	160	3.8		163.8	0.00376
223.00	3.00	192	5.4		197.4	0.00453
226.50	6.50	192	15		206.9	0.00475
226.75	6.75	192	15	25	231.9	0.00532

BASIN ELEVATION VS. STORAGE MATRIX

FOR JOB O488 - 12TH AVE SUBDIVISION
MANUALLY ENTERED ON 1/13/2021 AT 3:49 33 PM

IDENTIFIED AS: SINGLE BED STAGE / STORAGE

FILE CREATED: BED.ES

Reference Number	Elevation feet above msl	Storage acre feet
01	220.00	0.00000
02	220.50	0.00074
03	221.00	0.00148
04	221.50	0.00223
05	222.00	0.00299
06	222.50	0.00376
07	223.00	0.00453
08	226.50	0.00475
09	226.75	0.00532

FOR JOB : O488 - 12TH AVE SUBDIVISION
 COMPUTED ON 1/13/2021 AT 4:11:43 PM
 NUMBER OF RATING POINTS : 136
 IDENTIFIED AS : BASIN STAGE DISCHARGE

MINIMUM ELEVATION RATED, FEET ABOVE MSL : 220.00
 MAXIMUM ELEVATION RATED, FEET ABOVE MSL : 226.75
 INCREMENTAL ELEVATION STEP, FEET : 0.05
 FILE CREATED : BASIN EO

Basin Water Elevation Ft above MSL	Riser Box Water Elevation Ft above MSL	Tail Water Water Elevation Ft above MSL	Primary Discharge CFS	Secondary Discharge CFS	Total Discharge CFS	Primary Discharge Control
220.00	0.00	N/A	0.000	N/A	0.000	N/A
220.05	0.00	N/A	0.000	N/A	0.000	N/A
220.10	0.00	N/A	0.000	N/A	0.000	N/A
220.15	0.00	N/A	0.000	N/A	0.000	N/A
220.20	0.00	N/A	0.000	N/A	0.000	N/A
220.25	0.00	N/A	0.000	N/A	0.000	N/A
220.30	0.00	N/A	0.000	N/A	0.000	N/A
220.35	0.00	N/A	0.000	N/A	0.000	N/A
220.40	0.00	N/A	0.000	N/A	0.000	N/A
220.45	0.00	N/A	0.000	N/A	0.000	N/A
220.50	0.00	N/A	0.000	N/A	0.000	N/A
220.55	0.00	N/A	0.000	N/A	0.000	N/A
220.60	0.00	N/A	0.000	N/A	0.000	N/A
220.65	0.00	N/A	0.000	N/A	0.000	N/A
220.70	0.00	N/A	0.000	N/A	0.000	N/A
220.75	0.00	N/A	0.000	N/A	0.000	N/A
220.80	0.00	N/A	0.000	N/A	0.000	N/A
220.85	0.00	N/A	0.000	N/A	0.000	N/A
220.90	0.00	N/A	0.000	N/A	0.000	N/A
220.95	0.00	N/A	0.000	N/A	0.000	N/A
221.00	0.00	N/A	0.000	N/A	0.000	N/A
221.05	0.00	N/A	0.000	N/A	0.000	N/A
221.10	0.00	N/A	0.000	N/A	0.000	N/A
221.15	0.00	N/A	0.000	N/A	0.000	N/A
221.20	0.00	N/A	0.000	N/A	0.000	N/A
221.25	0.00	N/A	0.000	N/A	0.000	N/A
221.30	0.00	N/A	0.000	N/A	0.000	N/A
221.35	0.00	N/A	0.000	N/A	0.000	N/A
221.40	0.00	N/A	0.000	N/A	0.000	N/A
221.45	0.00	N/A	0.000	N/A	0.000	N/A
221.50	0.00	N/A	0.000	N/A	0.000	N/A
221.55	0.00	N/A	0.000	N/A	0.000	N/A
221.60	0.00	N/A	0.000	N/A	0.000	N/A
221.65	0.00	N/A	0.000	N/A	0.000	N/A
221.70	0.00	N/A	0.000	N/A	0.000	N/A
221.75	0.00	N/A	0.000	N/A	0.000	N/A
221.80	0.00	N/A	0.000	N/A	0.000	N/A
221.85	0.00	N/A	0.000	N/A	0.000	N/A
221.90	0.00	N/A	0.000	N/A	0.000	N/A
221.95	0.00	N/A	0.000	N/A	0.000	N/A
222.00	0.00	N/A	0.000	N/A	0.000	N/A
222.05	0.00	N/A	0.000	N/A	0.000	N/A
222.10	0.00	N/A	0.000	N/A	0.000	N/A
222.15	0.00	N/A	0.000	N/A	0.000	N/A
222.20	0.00	N/A	0.000	N/A	0.000	N/A

OUTLET DISCHARGE CURVE - PAGE 2 OF 5

FOR JOB : O488 - 12TH AVE SUBDIVISION
 COMPUTED ON 1/13/2021 AT 4:11:44 PM
 NUMBER OF RATING POINTS : 136
 IDENTIFIED AS : BASIN STAGE DISCHARGE

MINIMUM ELEVATION RATED, FEET ABOVE MSL : 220.00
 MAXIMUM ELEVATION RATED, FEET ABOVE MSL : 226.75
 INCREMENTAL ELEVATION STEP, FEET : 0.05
 FILE CREATED : BASIN.EO

13

Basin Water Elevation Ft above MSL	Riser Box Water Elevation Ft above MSL	Tail Water Water Elevation Ft above MSL	Primary Discharge CFS	Secondary Discharge CFS	Total Discharge CFS	Primary Discharge Control
222.25	0.00	N/A	0.000	N/A	0.000	N/A
222.30	0.00	N/A	0.000	N/A	0.000	N/A
222.35	0.00	N/A	0.000	N/A	0.000	N/A
222.40	0.00	N/A	0.000	N/A	0.000	N/A
222.45	0.00	N/A	0.000	N/A	0.000	N/A
222.50	0.00	N/A	0.000	N/A	0.000	N/A
222.55	0.00	N/A	0.000	N/A	0.000	N/A
222.60	0.00	N/A	0.000	N/A	0.000	N/A
222.65	0.00	N/A	0.000	N/A	0.000	N/A
222.70	0.00	N/A	0.000	N/A	0.000	N/A
222.75	0.00	N/A	0.000	N/A	0.000	N/A
222.80	0.00	N/A	0.000	N/A	0.000	N/A
222.85	0.00	N/A	0.000	N/A	0.000	N/A
222.90	0.00	N/A	0.000	N/A	0.000	N/A
222.95	0.00	N/A	0.000	N/A	0.000	N/A
223.00	0.00	N/A	0.000	N/A	0.000	N/A
223.05	0.00	N/A	0.000	N/A	0.000	N/A
223.10	0.00	N/A	0.000	N/A	0.000	N/A
223.15	0.00	N/A	0.000	N/A	0.000	N/A
223.20	0.00	N/A	0.000	N/A	0.000	N/A
223.25	0.00	N/A	0.000	N/A	0.000	N/A
223.30	0.00	N/A	0.000	N/A	0.000	N/A
223.35	0.00	N/A	0.000	N/A	0.000	N/A
223.40	0.00	N/A	0.000	N/A	0.000	N/A
223.45	0.00	N/A	0.000	N/A	0.000	N/A
223.50	0.00	N/A	0.000	N/A	0.000	N/A
223.55	0.00	N/A	0.000	N/A	0.000	N/A
223.60	0.00	N/A	0.000	N/A	0.000	N/A
223.65	0.00	N/A	0.000	N/A	0.000	N/A
223.70	0.00	N/A	0.000	N/A	0.000	N/A
223.75	0.00	N/A	0.000	N/A	0.000	N/A
223.80	0.00	N/A	0.000	N/A	0.000	N/A
223.85	0.00	N/A	0.000	N/A	0.000	N/A
223.90	0.00	N/A	0.000	N/A	0.000	N/A
223.95	0.00	N/A	0.000	N/A	0.000	N/A
224.00	0.00	N/A	0.000	N/A	0.000	N/A
224.05	0.00	N/A	0.000	N/A	0.000	N/A
224.10	0.00	N/A	0.000	N/A	0.000	N/A
224.15	0.00	N/A	0.000	N/A	0.000	N/A
224.20	0.00	N/A	0.000	N/A	0.000	N/A
224.25	0.00	N/A	0.000	N/A	0.000	N/A
224.30	0.00	N/A	0.000	N/A	0.000	N/A
224.35	0.00	N/A	0.000	N/A	0.000	N/A
224.40	0.00	N/A	0.000	N/A	0.000	N/A
224.45	0.00	N/A	0.000	N/A	0.000	N/A

14

FOR JOB : O488 - 12TH AVE SUBDIVISION
 COMPUTED ON 1/13/2021 AT 4:11:44 PM
 NUMBER OF RATING POINTS : 136
 IDENTIFIED AS : BASIN STAGE DISCHARGE

MINIMUM ELEVATION RATED, FEET ABOVE MSL : 220.00
 MAXIMUM ELEVATION RATED, FEET ABOVE MSL : 226.75
 INCREMENTAL ELEVATION STEP, FEET : 0.05
 FILE CREATED : BASIN.EO

Basin Water Elevation Ft above MSL	Riser Box Water Elevation Ft above MSL	Tail Water Water Elevation Ft above MSL	Primary Discharge CFS	Secondary Discharge CFS	Total Discharge CFS	Primary Discharge Control
224.50	0.00	N/A	0.000	N/A	0.000	N/A
224.55	0.00	N/A	0.000	N/A	0.000	N/A
224.60	0.00	N/A	0.000	N/A	0.000	N/A
224.65	0.00	N/A	0.000	N/A	0.000	N/A
224.70	0.00	N/A	0.000	N/A	0.000	N/A
224.75	0.00	N/A	0.000	N/A	0.000	N/A
224.80	0.00	N/A	0.000	N/A	0.000	N/A
224.85	0.00	N/A	0.000	N/A	0.000	N/A
224.90	0.00	N/A	0.000	N/A	0.000	N/A
224.95	0.00	N/A	0.000	N/A	0.000	N/A
225.00	0.00	N/A	0.000	N/A	0.000	N/A
225.05	0.00	N/A	0.000	N/A	0.000	N/A
225.10	0.00	N/A	0.000	N/A	0.000	N/A
225.15	0.00	N/A	0.000	N/A	0.000	N/A
225.20	0.00	N/A	0.000	N/A	0.000	N/A
225.25	0.00	N/A	0.000	N/A	0.000	N/A
225.30	0.00	N/A	0.000	N/A	0.000	N/A
225.35	0.00	N/A	0.000	N/A	0.000	N/A
225.40	0.00	N/A	0.000	N/A	0.000	N/A
225.45	0.00	N/A	0.000	N/A	0.000	N/A
225.50	0.00	N/A	0.000	N/A	0.000	N/A
225.55	0.00	N/A	0.000	N/A	0.000	N/A
225.60	0.00	N/A	0.000	N/A	0.000	N/A
225.65	0.00	N/A	0.000	N/A	0.000	N/A
225.70	0.00	N/A	0.000	N/A	0.000	N/A
225.75	0.00	N/A	0.000	N/A	0.000	N/A
225.80	0.00	N/A	0.000	N/A	0.000	N/A
225.85	0.00	N/A	0.000	N/A	0.000	N/A
225.90	0.00	N/A	0.000	N/A	0.000	N/A
225.95	0.00	N/A	0.000	N/A	0.000	N/A
226.00	0.00	N/A	0.000	N/A	0.000	N/A
226.05	0.00	N/A	0.000	N/A	0.000	N/A
226.10	0.00	N/A	0.000	N/A	0.000	N/A
226.15	0.00	N/A	0.000	N/A	0.000	N/A
226.20	0.00	N/A	0.000	N/A	0.000	N/A
226.25	0.00	N/A	0.000	N/A	0.000	N/A
226.30	0.00	N/A	0.007	N/A	0.007	N/A
226.35	0.00	N/A	0.024	N/A	0.024	N/A
226.40	0.00	N/A	0.053	N/A	0.053	N/A
226.45	0.00	N/A	0.091	N/A	0.091	N/A
226.50	0.00	N/A	0.139	N/A	0.139	N/A
226.55	0.00	N/A	0.196	N/A	0.196	N/A
226.60	0.00	N/A	0.262	N/A	0.262	N/A
226.65	0.00	N/A	0.338	N/A	0.338	N/A
226.70	0.00	N/A	0.423	N/A	0.423	N/A

OUTLET DISCHARGE CURVE - PAGE 4 OF 5

15

FOR JOB : 0488 - 12TH AVE SUBDIVISION
COMPUTED ON 1/13/2021 AT 4:11:44 PM
NUMBER OF RATING POINTS : 136
IDENTIFIED AS : BASIN STAGE DISCHARGE

MINIMUM ELEVATION RATED, FEET ABOVE MSL : 220.00
MAXIMUM ELEVATION RATED, FEET ABOVE MSL : 226.75
INCREMENTAL ELEVATION STEP, FEET : 0.05
FILE CREATED : BASIN.E0

Basin Water Elevation Ft above MSL	Riser Box Water Elevation Ft above MSL	Tail Water Water Elevation Ft above MSL	Primary Discharge CFS	Secondary Discharge CFS	Total Discharge CFS	Primary Discharge Control
226.75	0.00	N/A	0.495	N/A	0.495	N/A

OUTLET STRUCTURE GEOMETRY - PAGE 5 OF 5

FOR JOB : 0488 - 12TH AVE SUBDIVISION
COMPUTED ON 1/13/2021 AT 4:11:45 PM

NUMBER OF PRIMARY OUTLET CONTROLS : 1
NUMBER OF SECONDARY OUTLET CONTROLS : 0

IDENTIFIED AS : BASIN STAGE DISCHARGE

FILE CREATED : BASIN.E0

PRIMARY CONTROL #01 : CIRCULAR ORIFICE

Invert Elevation, Ft Above MSL : 226.25 Diameter, Ft : 0.56
Discharge Coefficient : 0.600



THE PEDESTRIAN GRATE EFFECTIVE OPENING = 35 SQ. IN.

THIS EQUATES TO A CIRCLE OF:

$$35 \text{ \#} = \pi r^2$$

$$r = \sqrt{\frac{35}{\pi}} = 3.34 \text{ \"}$$

$$\therefore d = 6.68 \text{ \" or } \underline{\underline{0.56'}}$$

BASIN ROUTING PEAK RESULTS

FOR JOB : 0488 - 12TH AVE SUBDIVISION
 COMPUTED ON 1/13/2021 AT 3:51:05 PM
 IDENTIFIED AS : LOT 1 UNDERGROUND BED ROUTING

BASIN INFLOW HYDROGRAPH DATA : INFLOXX.HYD MODIFIED RATIONAL
 BASIN ELEVATION VS. STORAGE MATRIX DATA : BED.ES MANUAL ENTRY
 BASIN OUTLET STRUCTURE DATA : BASIN.EO CALCULATED

STORM FREQUENCIES : 1 2 5 10 25 50 100 YEARS

FILE CREATED : OUTFLOXX.HYD

BASIN INVERT ELEVATION : 220.00 FT ABOVE MSL
 BASIN TOP OF BERM ELEVATION : 226.75 FT ABOVE MSL

INITIAL POOL ELEVATION : 220.00 FT ABOVE MSL
 ROUTING TIME INTERVAL : 1.00 MINS

BASIN BYPASS = 0.01 CFS.

←
$$\text{SEEPAGE OUTFLOW} = \frac{(10')(16')(2.928 \text{"/hr})}{(12)(3600)} = 0.0108 \text{ CFS}$$

PEAK RESULTS:

Storm Frequency	Peak Date	Peak Time Minutes	Peak Elevation Ft Above MSL	Peak Storage Acre Feet	Peak Outflow CFS
1 Year			220.99	0.00146	0.000
2 Year			221.30	0.00193	0.000
5 Year			221.74	0.00259	0.000
10 Year			222.04	0.00305	0.000
25 Year			222.42	0.00363	0.000
50 Year			222.72	0.00409	0.000
100 Year			223.07	0.00453	0.000



STORMWATER MANAGEMENT SYSTEM DETAIL

HARCO PEDESTRIAN GRATE (OR EQUAL)

Round Open Area

Standard	Pedestrian
8"	18 sq in
10"	29 sq in
12"	41 sq in
15"	62 sq in
18"	94 sq in
24"	154 sq in
30"	NA
36"	NA

SW BED DIMENSIONAL REQUIREMENTS

LOT NO. 1

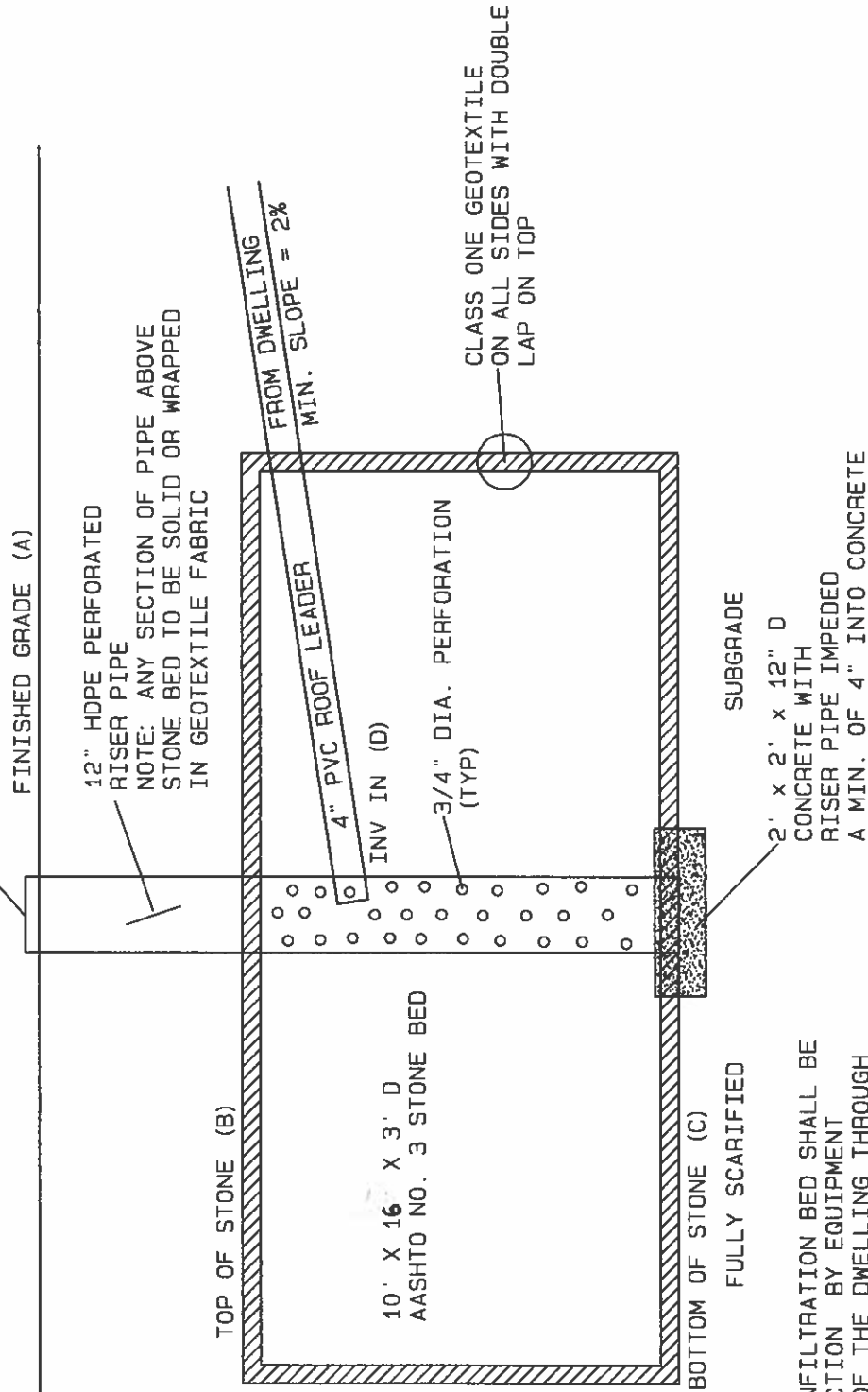
- (A) MIN. EL. 226.0
- (B) EL. 223.0
- (C) EL. 220.0
- (D) EL. 222.5

LOT NO. 2

- (A) MIN. EL. 227.5
- (B) EL. 226.3
- (C) EL. 223.3
- (D) EL. 225.8

LOT NO. 3

- (A) MIN. EL. 230.0
- (B) EL. 228.3
- (C) EL. 225.3
- (D) EL. 227.8



CONSTRUCTION NOTES:

- 1) THE AREA OF THE INFILTRATION BED SHALL BE PROTECTED FROM COMPACTION BY EQUIPMENT DURING CONSTRUCTION OF THE DWELLING THROUGH THE USE OF CONSTRUCTION FENCING.
- 2) THE FACILITY SHALL BE CONSTRUCTED UTILIZING MACHINERY LOCATED OUTSIDE OF THE BED AREA TO AVOID COMPACTION OF THE BED AREA.
- 3) PRIOR TO PLACEMENT OF THE STONE BED, SCARIFY THE BOTTOM SURFACE OF THE SUBGRADE TO A MINIMUM DEPTH OF 6".

2' x 2' x 12" D CONCRETE WITH RISER PIPE IMPEDED A MIN. OF 4" INTO CONCRETE

CLIENT: OTM
PROJECT: 12TH AVE SUB
NUMBER: 0400
DATE: 1/13/21

**KRAFT
ENGINEERING**

18

ROOF LEADER DESIGN

PROVIDE 1 PIPE PER EACH SIDE OF THE DWELLINGS

THE COLLECTED ROOF AREA = $(42)(17) = \underline{\underline{714}} \text{ SF} / \text{HALF OF BLDG.}$

BASED UPON THE PHILADELPHIA PLUMBING CODE OF 2017
(SEE NEXT PAGE), A 4" DRAIN @ $\frac{1}{4}''/\text{FT}$ OR 0.02',
IS CAPABLE OF CARRYING FLOW FROM 2,100 SF \therefore
A 4" PIPE @ 2% SLOPE IS ADEQUATE.

ABS plastic and PVC plastic pipe and fittings authorized by Sections P-1005.1 and P-1005.3 shall be installed in accordance with Section P-305.0 and shall be limited to use only in connection with the following buildings:

19

1. Residential buildings containing no more than four families and not exceeding three stories in height. For the purpose of this section, basements are not considered a story.

P-1005.6 Clearance From Buildings

All underground storm water piping installed parallel to a foundation wall shall be at least 3 feet from the building foundation wall when the depth does not exceed 4 feet. One-foot of additional distance from the foundation wall shall be required for each addition one-foot depth below 4 feet.

Section P-1006 Size of Leaders and Storm Drains

P-1006.1 Vertical Leaders

The minimum size of a vertical leader, including the horizontal offset at the top of the vertical leader draining a roof, shall be based on the horizontal roof area served by such leader, as provided in Table P-1006.1.

**TABLE P-1006.1 —
MAXIMUM HORIZONTAL PROJECTED ROOF AREA IN SQUARE FEET FOR
BUILDING STORM DRAINS AT VARIOUS SLOPES**

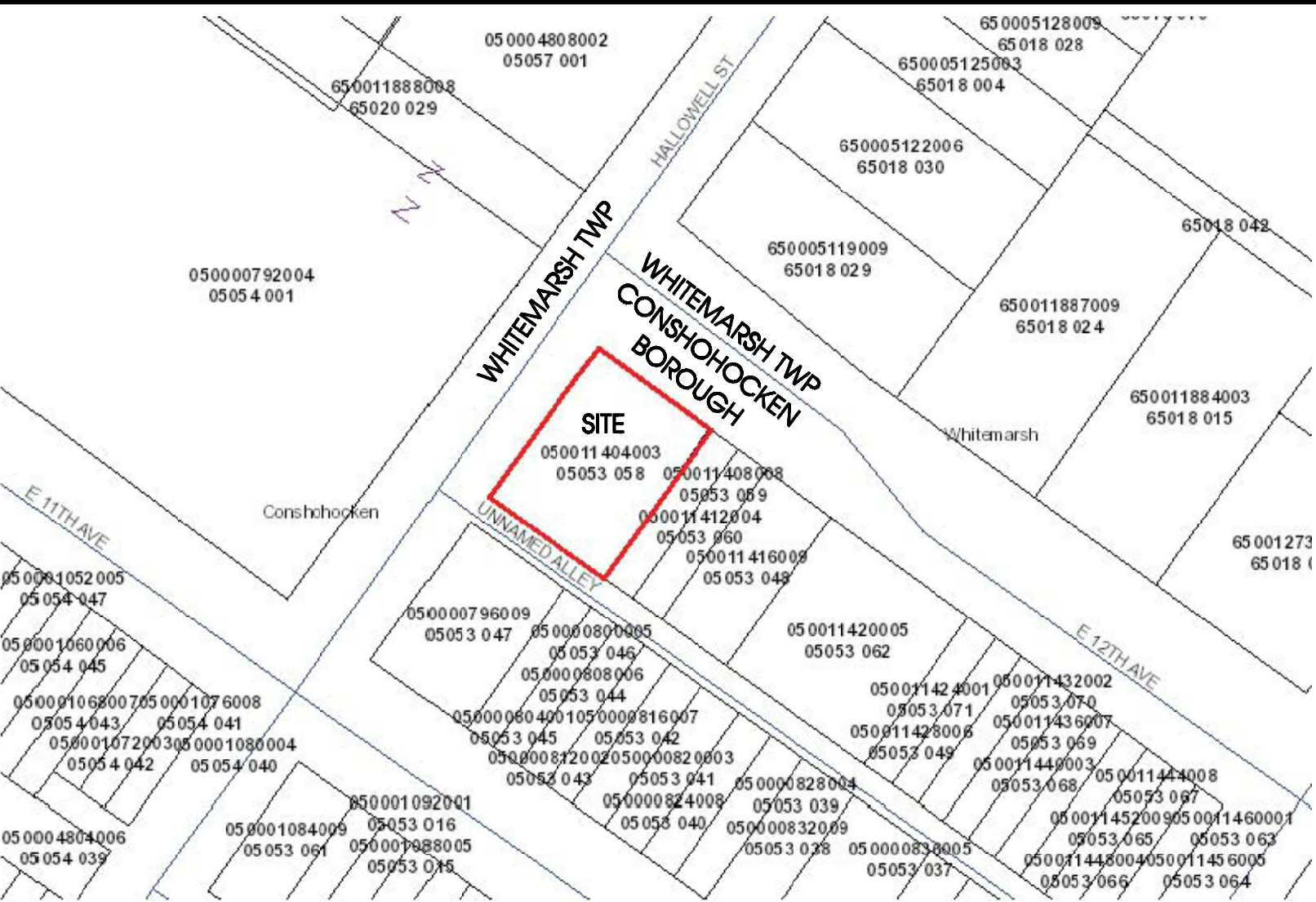
Diameter (Inches)	Fall Per Foot			Vertical Leaders
	1/8"	1/4"	1/2"	
3		930	1,300	1,750
4	1,585	2,100	3,300	3,650
5	2,875	3,800	5,300	6,000
6	4,300	6,000	9,000	10,800
8	9,200	13,000	18,000	23,000
10	16,500	25,000	35,000	40,000
12	26,600	40,000	60,000	65,000
15	47,500	75,000	100,000	115,000
16	57,250	92,500	131,000	
18	67,000	110,000	162,000	
20	85,500	135,000	196,000	
24	155,000	225,000		
30	295,000	416,000		



Note: Seeded areas shall be calculated as 55% of the actual measured area.

P-1006.1.1 Equivalent Area

Where there is a continuous or semi-continuous discharge into the house storm drain, as from a bilge pump, ejector, air conditioning equipment, or similar device, each gallon per minute of such discharge shall be assumed to be equivalent to 14



LOCATION MAP

I ROBERT RATOSKEY, PRESIDENT OF RATOSKEY & TRAINOR, INC HEREBY STATE AND REPRESENT THAT RATOSKEY & TRAINOR, INC IS THE RECORD OWNER OF THE PROPERTY DEPICTED HEREON

COMMONWEALTH OF PENNA. COUNTY OF MONTGOMERY SS

ON THIS DAY OF 2021 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT RATOSKEY WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE AS THE PRESIDENT OF RATOSKEY & TRAINOR INC. AND IS THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE UNLESS OTHERWISE NOTED.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

WAIVERS OF BOROUGH SALDO THE FOLLOWING WAIVERS OF THE BOROUGH OF CONSHOHOCKEN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, IN CONJUNCTION WITH THIS PROJECT WERE PREVIOUSLY GRANTED BY THE BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL ON JUNE 19, 2019 1. SECTION 22-306.A(1) PARTIAL WAIVER TO USE AERIAL IMAGERY TO SHOW EXISTING AND PROPOSED FEATURES WITHIN 100 FT. OF PROPERTY 2. SECTION 22-308.C TO PERMIT SIMULTANEOUS SUBMISSION, REVIEW AND APPROVAL OF PRELIMINARY AND FINAL SUBDIVISION 3. SECTION 22-403.C TO EXCUSE WIDENING OF EAST 12TH AVENUE TO A TOTAL WIDTH OF 30 FEET.

MUNICIPAL ENGINEER REVIEWED BY THE CONSHOHOCKEN BOROUGH ENGINEER ON THIS DAY OF 2021

ENGINEER

BOROUGH OF CONSHOHOCKEN APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN THIS DAY OF BY RESOLUTION NO. OF 2021

PRESIDENT

SECRETARY

MONTGOMERY COUNTY RECORDER OF DEEDS RECORDED THIS DAY OF 2021 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. PAGE

RECORDER

MONTGOMERY COUNTY PLANNING COMMISSION MDCP NO. PROCESSED AND REVIEWED, REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE:

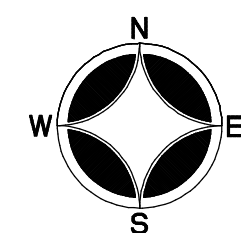
FOR THE DIRECTOR

PAR IDS: 05-00-11404-003 05-00-11404-021 05-00-11404-012



PREVIOUS CONDITIONS OF SUBDIVISION APPROVAL 1. PRIOR TO COMMENCING ANY DEVELOPMENT ON THE PROPERTY, AS THAT TERM IS DEFINED BY THE SALDO, THE APPLICANT SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS, AND SHALL EXECUTE ALL NECESSARY AGREEMENTS AS SHALL BE REQUIRED BY THE BOROUGH, INCLUDING A STORMWATER OPERATIONS AND MAINTENANCE AGREEMENT AND LAND DEVELOPMENT AGREEMENT IF REQUIRED AND SUBJECT TO THE APPROVAL OF THE BOROUGH SOLICITOR AND MANAGER, PRIOR TO COMMENCING ANY LAND DEVELOPMENT ON THE PROPERTY, APPLICANT SHALL OBTAIN LAND DEVELOPMENT APPROVAL PURSUANT TO THE SALDO. 2. PRIOR TO DEMOLITION, APPLICANT SHALL OBTAIN SUCH PERMITS AND SHALL EXECUTE SUCH SECURITY AND OTHER RELATED AGREEMENTS AS SHALL BE REQUIRED BY THE BOROUGH, SUBJECT TO THE APPROVAL OF THE BOROUGH SOLICITOR AND BOROUGH MANAGER. 3. THE APPLICANT SHALL POST SUCH FINANCIAL SECURITY FOR THE PUBLIC IMPROVEMENTS PROPOSED PURSUANT TO THE PLAN, AND FOR PUBLIC IMPROVEMENTS PROPOSED AS PART OF THE FUTURE DEVELOPMENT OF THE PROPERTY, AS SHALL BE REQUIRED BY THE BOROUGH ENGINEER. APPLICANT SHALL POST SUCH FINANCIAL SECURITY PRIOR TO DEMOLITION OF THE EXISTING SINGLE FAMILY DETACHED DWELLING AS SHALL BE REQUIRED BY THE BOROUGH ENGINEER, FINANCIAL SECURITY SHALL BE POSTED AS REQUIRED UNDER A FINANCIAL SECURITY AGREEMENT TO BE EXECUTED BY THE APPLICANT AND APPROVED BY THE BOROUGH SOLICITOR AND BOROUGH MANAGER. 4. THE APPLICANT SHALL COMPLY WITH SALDO SEC B04 OR SHALL NEGOTIATE A FEE-IN-LIEU OF PARK/RECREATIONAL FACILITIES/LAND TO BE APPROVED BY BOROUGH COUNCIL.

CONDITIONAL USE APPROVAL FOR DEMOLITION OF THE EXISTING STRUCTURES WAS GRANTED BY THE BOROUGH COUNCIL OF CONSHOHOCKEN ON JUNE 19, 2019 WITH THE FOLLOWING CONDITIONS 1. THE APPLICANT SHALL CONNECT THE PROPERTY TO THE PUBLIC SEWER, SHALL INSTALL A MAIN FOR SUCH PURPOSE, AND SHALL INSTALL SEWER LATERAL LINES TO THOSE PROPERTIES IDENTIFIED ON THE PLAN TITLED "DEMOLITION AND SANITARY SEWER MAIN CONSTRUCTION PLAN" DATED FEBRUARY 26, 2019 PREPARED BY OTM, LLC 2. ONLY SINGLE FAMILY DETACHED DWELLINGS MAY BE CONSTRUCTED ON THE LOTS

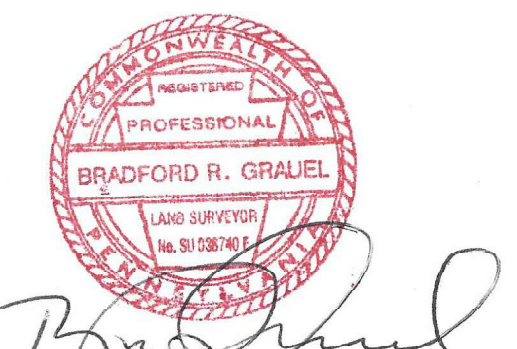


INDIVIDUAL LOT OWNER MAINTENANCE RESPONSIBILITIES: (NOTE: THIS FACILITY HAS BEEN DESIGNED TO FULLY DEWATER WITHIN 72 HOURS FOLLOWING A RAIN EVENT) 1) INSPECT THE FACILITY FOLLOWING EACH SIGNIFICANT RAINFALL EVENT EXCEEDING 3 IN A 24 HOUR PERIOD (2 YEAR STORM EVENT) TO ENSURE THAT THE SYSTEM IS PROPERLY DRAINING. 2) MAINTAIN ROOF GUTTERS AND LEADERS IN A DEBRIS CLEAR CONDITION 3) REMOVE ANY ACCUMULATED DEBRIS FROM THE 12 RISER PIPE AS NEEDED.

NOTE: ALL CURBING, SIDEWALK, AND ROAD RESTORATION METHODS AND MATERIALS SHALL CONFORM TO THE BOROUGH OF CONSHOHOCKEN STANDARDS AND SPECIFICATIONS

- PLAN SHEET INDEX 1 OF 5: TITLE SHEET 2 OF 5: LAND DEVELOPMENT PLAN 3 OF 5: CONSTRUCTION DETAILS 4 OF 5: SEDIMENT EROSION CONTROL PLAN 5 OF 5: ARCHITECTURAL VIEWS

CERTIFICATION OF STORMWATER MANAGEMENT DESIGN AND PLAN ACCURACY THIS IS TO CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN REPRESENTS A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE OF 1:10,000 OR BETTER, AND THAT THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED BY PROFESSIONALS RETAINED BY MY FIRM, UNDER MY DIRECT SUPERVISION AND FOR WHICH MY FIRM ACCEPTS RESPONSIBILITY THEREOF.



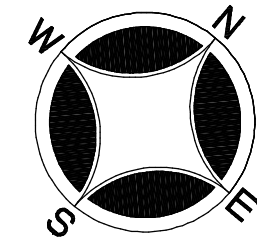
- 1) RECORD OWNER AND APPLICANT RATOSKEY AND TRAINOR, INC. MR. ROBERT RATOSKEY, PRESIDENT 3201 POTSPH ROAD EAST NORRITON, PA. 19403 (610) 272-2433
- 2) SOURCE OF TITLE GRANTOR: MONICA WIGGINS, GUARDIAN OF MADALINE PSCULKOWSK AND INCAPACITATED PERSON GRANTEE: RATOSKEY AND TRAINOR, INC. DEED DATED NOVEMBER 9, 2017 DEED BOOK 6068, PAGE 2005 MONTGOMERY COUNTY RECORDS PARCEL ID NO. 05-00-11404-00-3 SITE ADDRESS: 203 E. 12TH AVENUE
- 3) EXISTING SITE USE: SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UTILIZING PUBLIC WATER AND ON-LOT SEWAGE DISPOSAL FACILITIES.
- 4) PROPOSED SITE USE: CONSTRUCTION OF THREE SINGLE FAMILY DETACHED RESIDENTIAL DWELLINGS UTILIZING PUBLIC SEWER AND PUBLIC WATER FACILITIES
- 5) CURRENT SITE ZONING: BR-1 BOROUGH RESIDENTIAL DISTRICT ONE. MINIMUM LOT SIZE REQUIRED: 4,000 SF EXISTING: LOT 1, 4,048 SF; LOT 2, 4,048 SF; LOT 3, 5,972 SF MINIMUM LOT WIDTH REQUIRED: 40 FT. EXISTING: LOT 1: 44.00 FT.; LOT 2: 44.00 FT.; LOT 3: 64.91 FT MIN REQUIRED FRONT YARD SETBACK: 25 FT. (EXISTING 60.8 FT) PROPOSED: ALL LOTS 25 FT. MIN REQUIRED SIDE YARD SETBACK: 5 FT. PROPOSED: ALL LOTS 5 FT. MIN REQUIRED REAR YARD SETBACK: 25 FT. PROPOSED: ALL LOTS 25 FT. MAX PERMITTED IMPERVIOUS COVERAGE: 60% PROPOSED: LOT 1: DWELLING: 1405 SF. DRIVEWAY/PORCH: 300 SF (42%) LOT 2: DWELLING: 1405 SF. DRIVEWAY/PORCH: 300 SF (42%) LOT 3: DWELLING: 1405 SF. DRIVEWAY/PORCH: 300 SF (28%) MAX PERMITTED BUILDING HEIGHT: 35 FT. (EXISTING 35 FT. OR LESS) PROPOSED: ALL LOTS 35 FT. OR LESS MINIMUM REQUIRED BUILDING WIDTH: 20 FT. PROPOSED: ALL LOTS 34 FT.
- 6) SURVEY DATUM: HORIZONTAL: PA. STATE PLANE, SOUTH ZONE COORDINATE SYSTEM VERTICAL: PUBLISHED NAVD88 DATUM
- 7) THIS SURVEY AND PLAN THEREOF WERE CONDUCTED AND PREPARED BASED SOLELY ON CURRENT DEEDS AND PLANS OF RECORD AND WITHOUT THE BENEFIT OF A FULL AND COMPLETE SEARCH OF THE SUBJECT PREMISES TITLE. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT ADDITIONAL EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES UPON THE SUBJECT PREMISES TITLE MAY EXIST THAT WERE NOT VISIBLY EVIDENT AT THE TIME OF FIELD SURVEY OR DISCLOSED/IDENTIFIED IN THE CURRENT RECORDS.
- 7) UNDERGROUND UTILITIES: ALL UTILITIES AS DEPICTED ON THIS PLAN WERE LOCATED BASED ON EITHER FIELD MARKINGS, PHYSICAL FEATURES OR INFORMATION PROVIDED BY THE SPECIFIC UTILITY USER. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND SHOULD BE FIELD MARKED AND VERIFIED BY THE APPROPRIATE UTILITY USER PRIOR TO ANY EXCAVATION ACTIVITIES.
- 8) SOIL TYPES PER CURRENT NRCS MAPPING: ENTIRE SITE MAPPED AND CLASSIFIED AS CONTAINING UuBg Urban Land-Udorthents, schist and gneiss complex, 0 to 8 percent slopes
- 9) DESIGN OF STORMWATER MANAGEMENT FACILITIES PROVIDED BY: KRAFT ENGINEERING 6525 SHILLINGTON PLAZA SHILLINGTON, PA. 19607 (610) 777-1314
- 10) STORMWATER FACILITY OWNERSHIP AND MAINTENANCE THE INDIVIDUAL STORMWATER MANAGEMENT FACILITIES AS DEPICTED ON THIS PLAN ARE INTENDED TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS, THEIR HEIRS AND ASSIGNS ON THE PROPERTY OF WHICH THE INDIVIDUAL SYSTEM IS LOCATED AND FOR WHOM THE SYSTEM SERVES. THE BOROUGH OF CONSHOHOCKEN, OR DULY AUTHORIZED REPRESENTATIVES THEREOF ARE HEREBY GRANTED A BLANKET EASEMENT ON EACH INDIVIDUAL LOT FOR THE SOLE PURPOSES OF ACCESS TO AND INSPECTIONS OF THE STORMWATER MANAGEMENT FACILITY. ACCESS TO AND INSPECTIONS BY THE BOROUGH OF ANY INDIVIDUAL FACILITY SHALL OCCUR ONLY AFTER DULY AUTHORIZED AND POSTED NOTIFICATIONS TO THE PROPERTY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF THE SCHEDULED INSPECTION.
- 11) APPROVED PLAN REFERENCE: 203 E. 12TH AVENUE SUBDIVISION RECORDED ON 10/18/19 AS PLAN BOOK 52, PAGE 270 IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY CO. PENNSYLVANIA
- 12) ZONING RELIEF AN APPLICATION HAS BEEN FILED WITH THE BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD FOR RELIEF OF SECTION 21-1007.1 TO PERMIT PARKING BETWEEN THE FRONT WALL OF A STRUCTURE AND THE CURB LINE WITH THE DECISION PENDING.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN LOTS 1, 2 AND 3 203 E. 12th AVENUE SUBDIVISION Situate In: The Borough of Conshohocken Montgomery County, Pennsylvania

OTM LLC SURVEYING - LAND PLANNING & DESIGN SERVICES 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610 (484) 336-6454

CHECKED BY: [Signature] DATE: 12/28/2020 SCALE: no scale PROJECT NO. 20-133 SHEET 1 of 5





Scale: 1" = 10'

HALLOWELL STREET 66' WIDE

E 12TH AVENUE

20 FT WIDE ALLEY

PROPOSED DWELLING LOT 1
1405 SQ. FT.

PROPOSED DWELLING LOT 2
1405 SQ. FT.

PROPOSED DWELLING LOT 3
1405 SQ. FT.

PLAN LEGEND

- - - - - EXISTING GROUND CONTOUR LINE
- x230.32 EXISTING GROUND SPOT ELEVATION
- UTILITY POLE
- W WATER MAIN/SERVICE LINE
- W.V. WATER VALVE
- T OVERHEAD TEL. LINE
- E OVERHEAD ELEC. LINE
- SAN. SEWER MAIN
- SS SAN. SEWER LATERAL
- - - - - FINISHED GRADE GROUND CONTOUR LINE
- FINISHED GRADE GROUND SPOT ELEVATION
- ST PROPOSED STREET TREE
- 3 STORMWATER SOIL TEST PIT

LAND DEVELOPMENT PLAN
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISIONS	DATE	DESCRIPTION

OTM LLC
 SURVEYING - LAND PLANNING
 & DESIGN SERVICES
 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
 (484) 336-6454

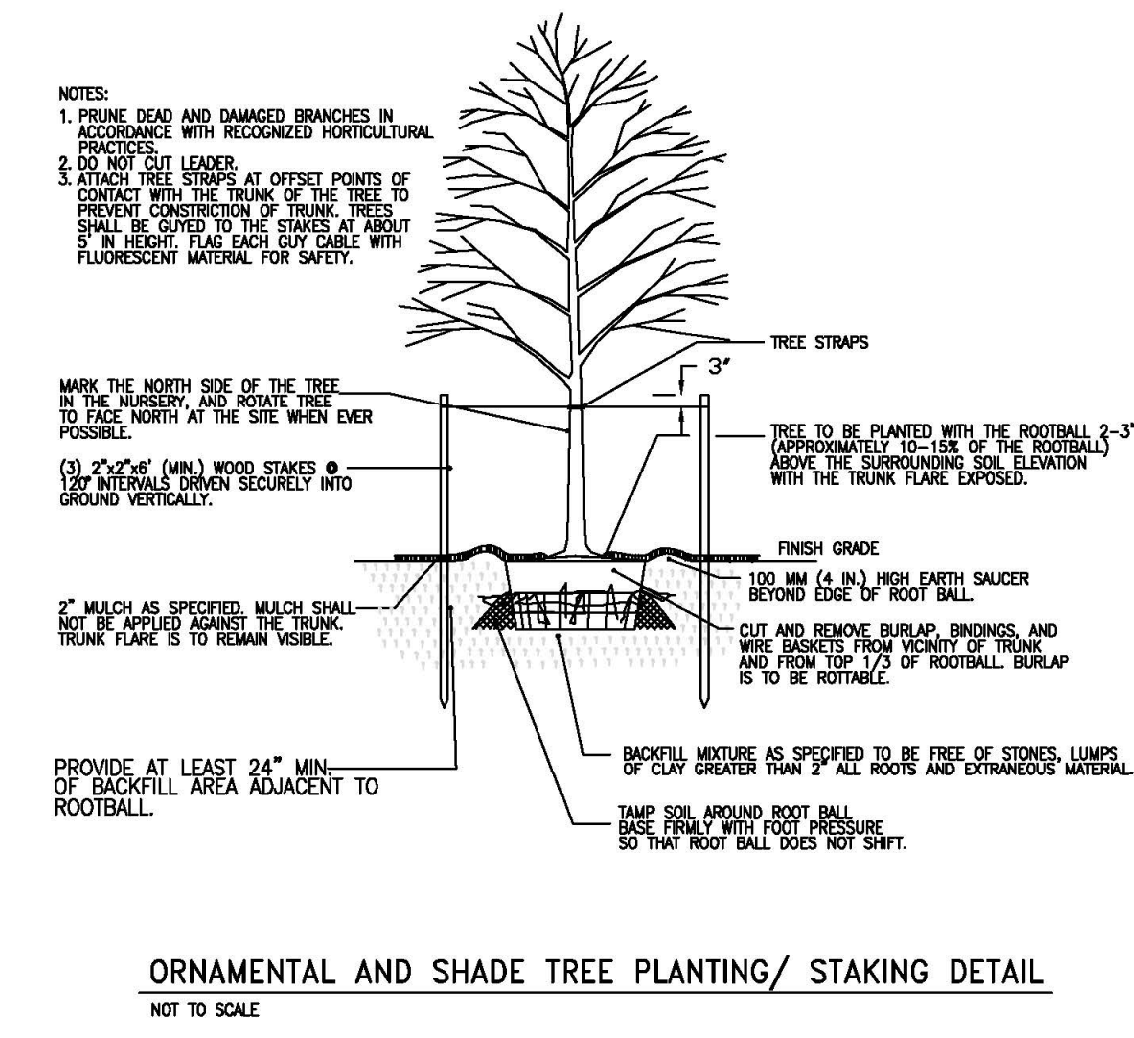
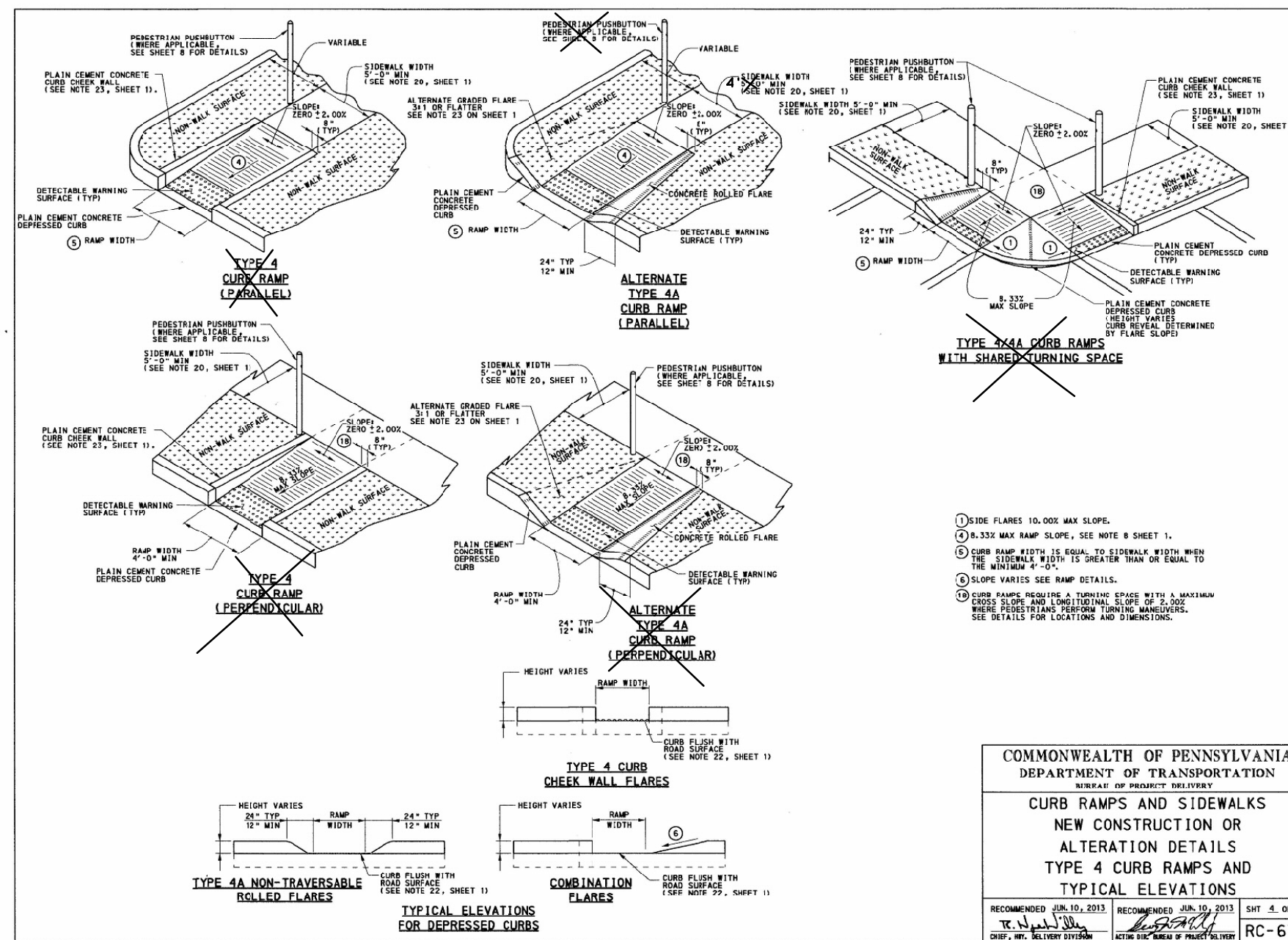
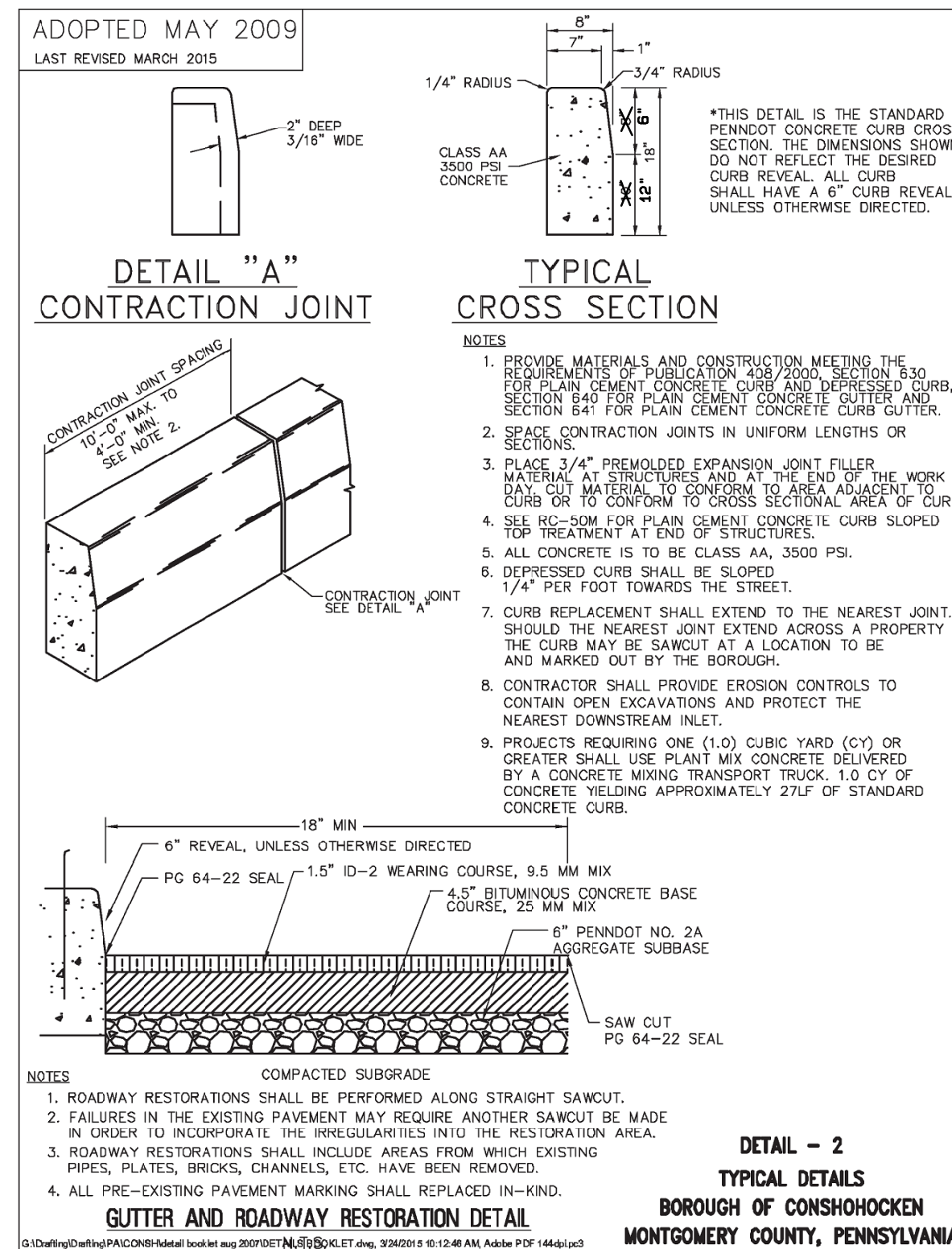
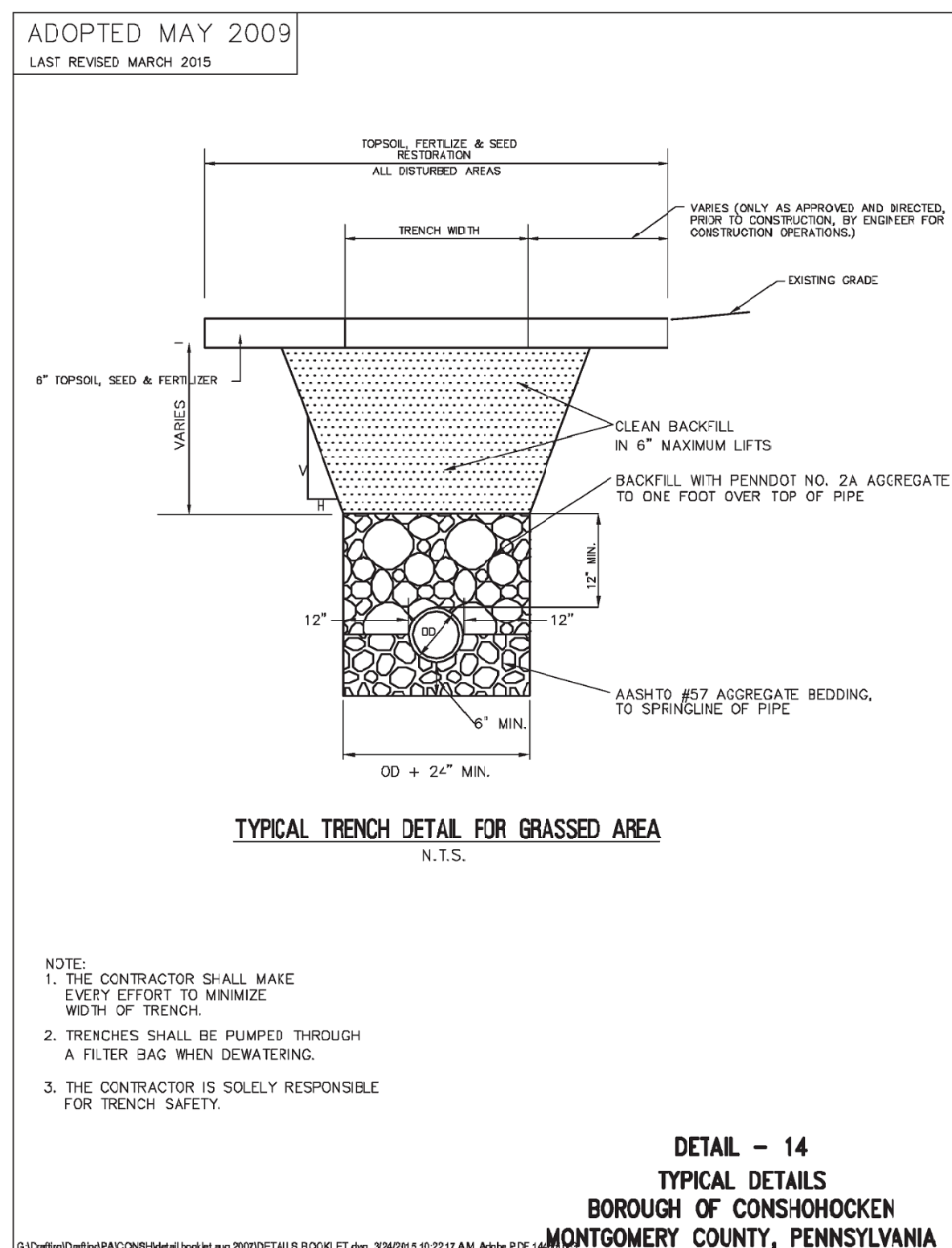
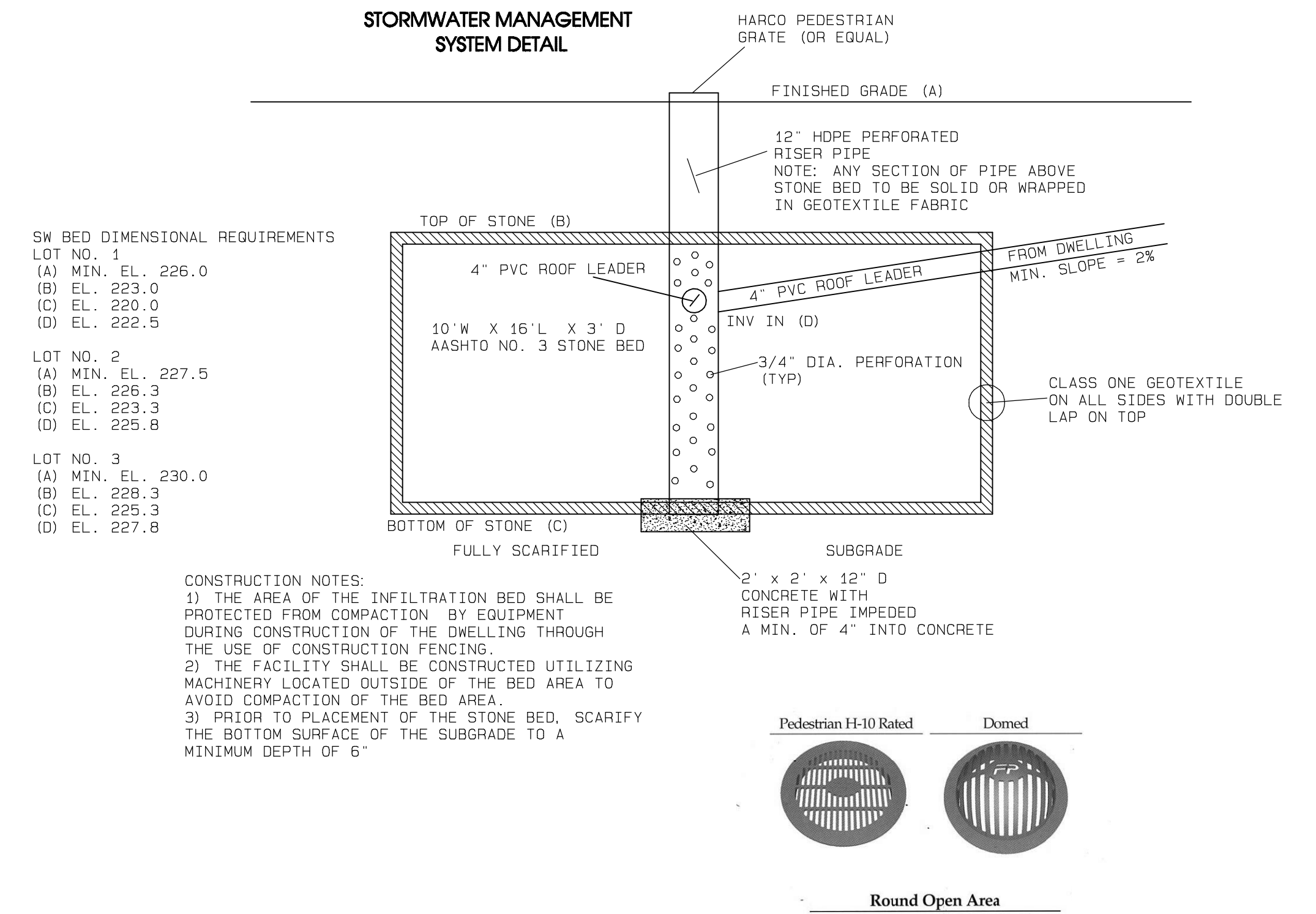
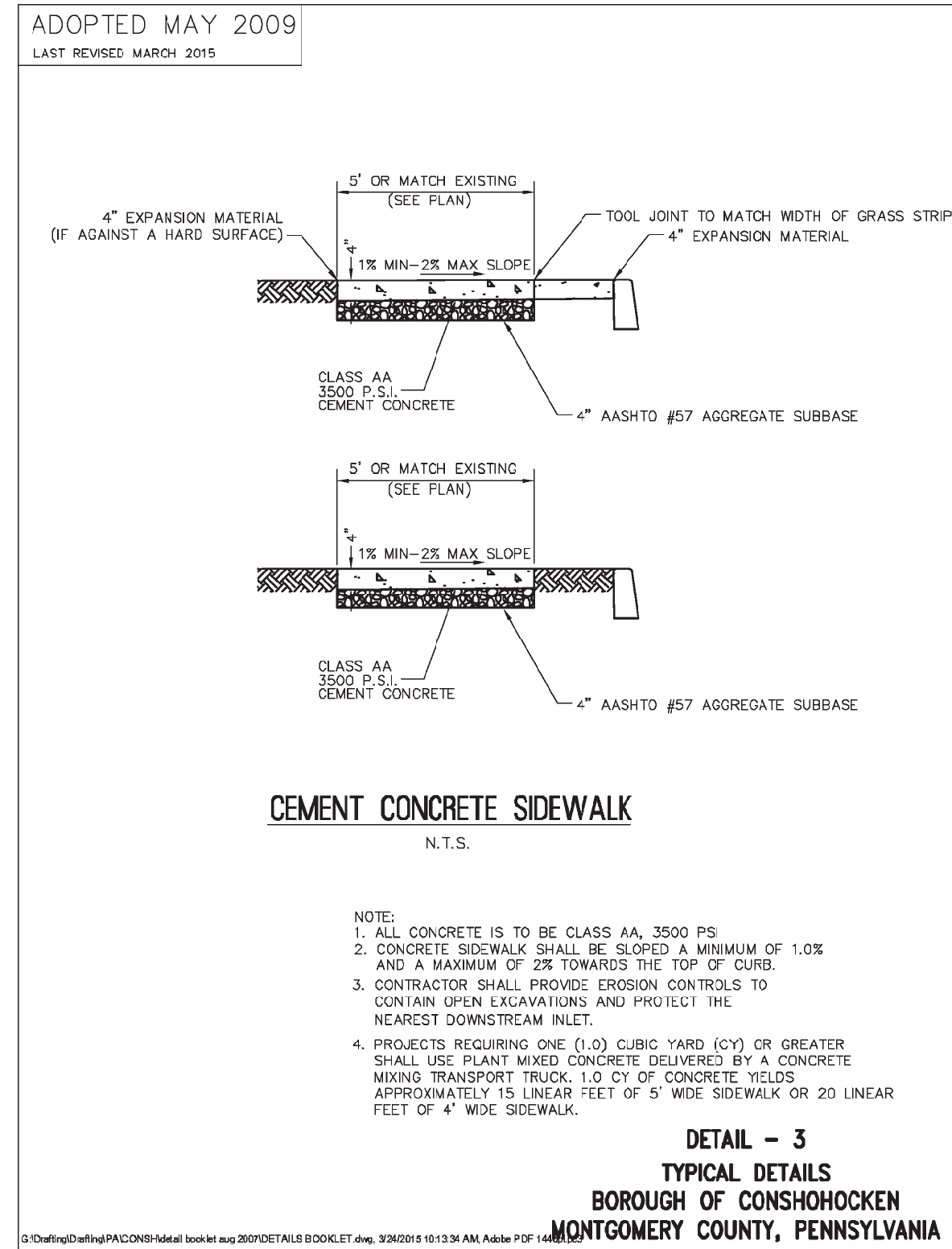
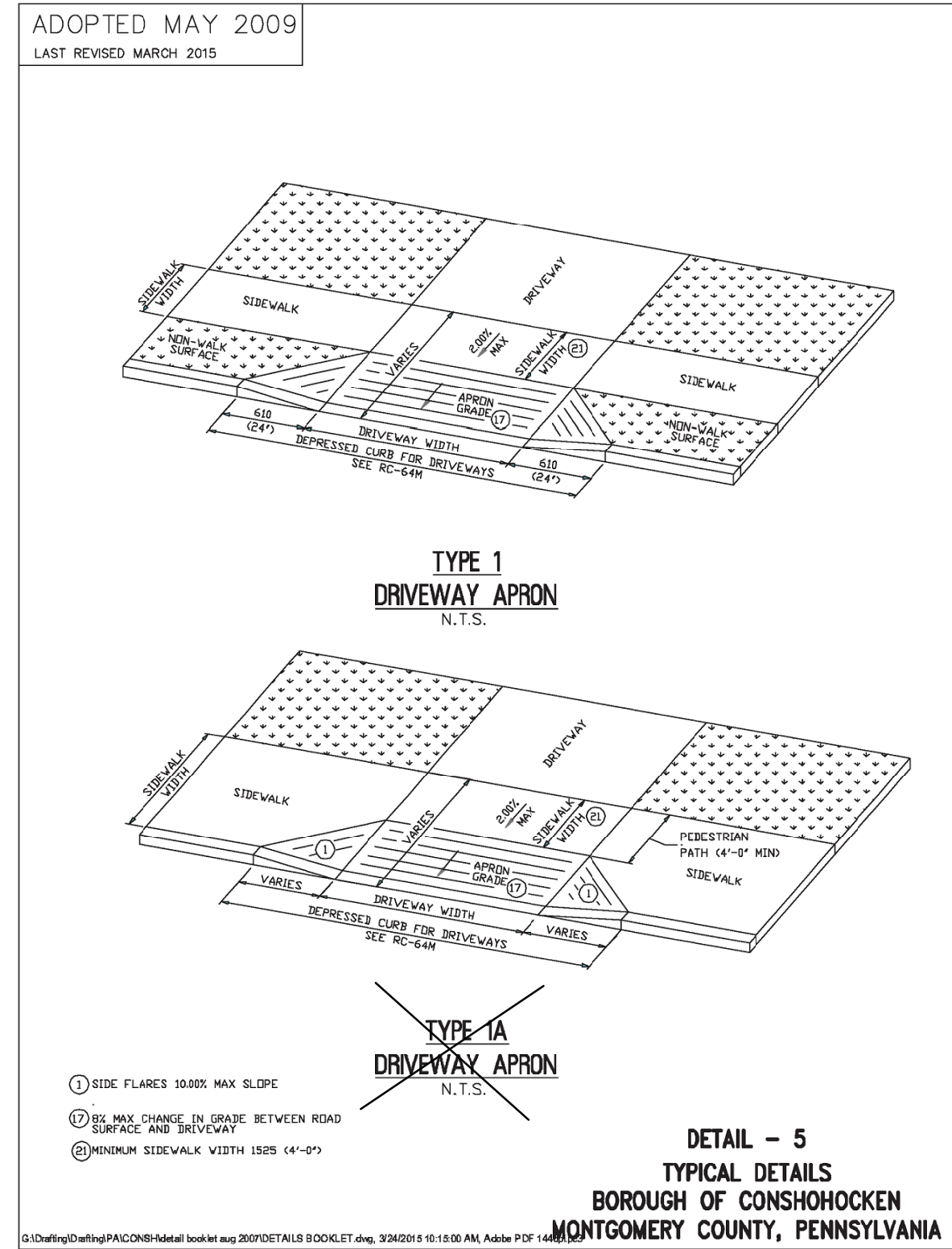
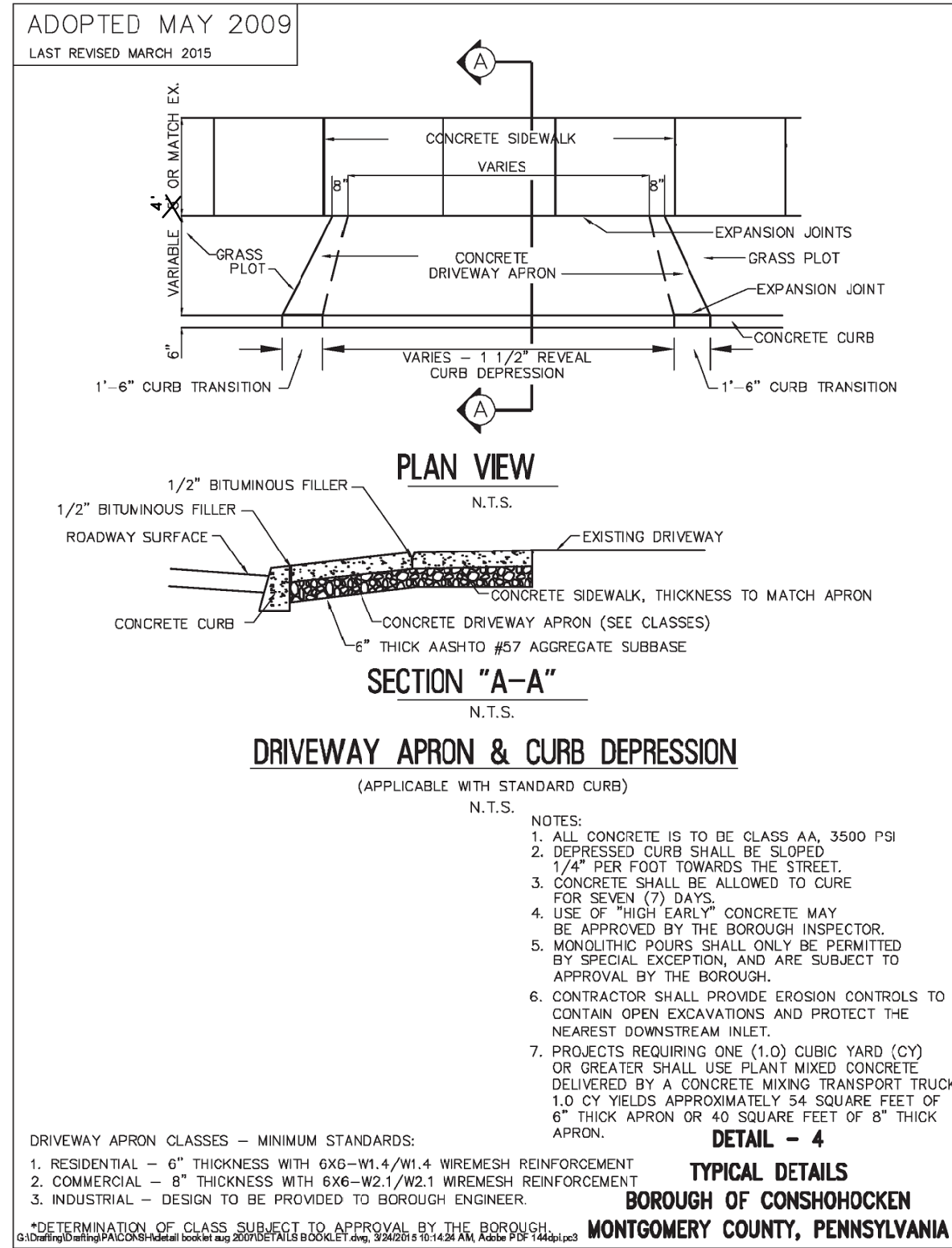
© 2020 OTM, LLC

DRAWN BY: BRUNEL, PLS
 02/28/2020

CHECK

SCALE: 1" = 10'

PROJECT NO. 20-133
 SHEET 2 of 5



CONSTRUCTION DETAILS
LAND DEVELOPMENT PLAN
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISIONS	DATE	DESCRIPTION

OTM LLC
SURVEYING - LAND PLANNING & DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19150
(484) 336-6454

© 2020 OTM, LLC

DRAWN BY: BR/MS/PLS
12/28/2020

CHECK

SCALE: none

PROJECT NO. 20-133
SHEET 3 of 5

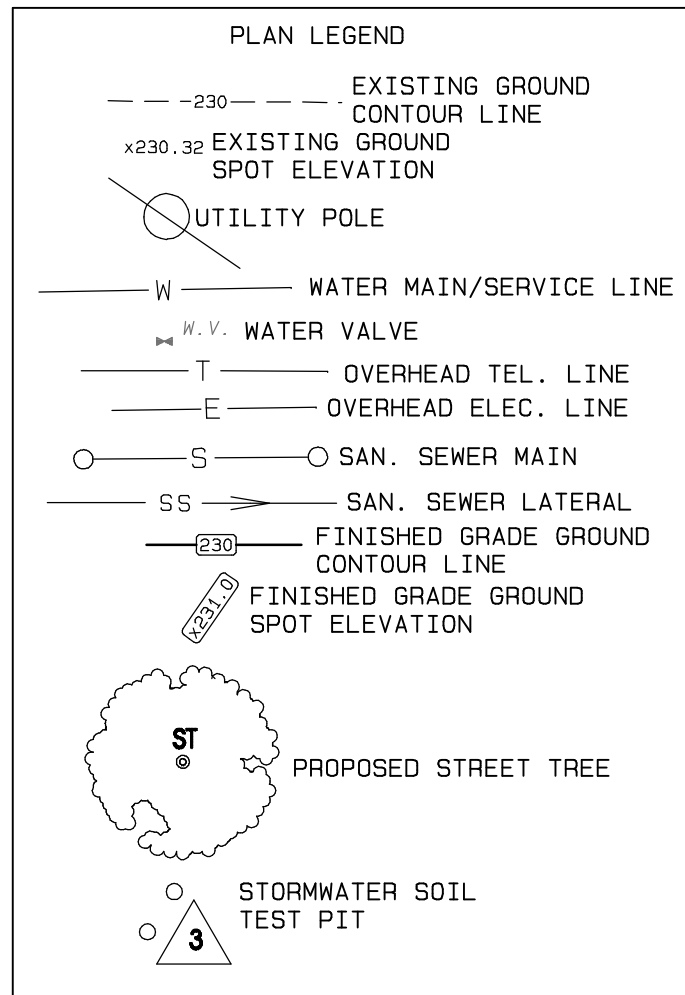
STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR TO IMPLEMENTATION.
3. AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
4. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE EROSION AND SEDIMENT POLLUTION CONTROL BMPs SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS EROSION AND SEDIMENT CONTROL PLAN.
5. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
6. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2H:1V OR FLATTER.
7. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM PP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
9. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
10. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE SITE ONTO THE ROAD.
11. A LOG SHOWING DATES THAT EROSION CONTROL BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
12. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
13. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
14. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
15. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
16. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
17. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
18. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
19. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
20. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
21. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
22. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
23. EROSION AND SEDIMENT POLLUTION CONTROL BMPs MUST REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP.
24. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE EROSION AND SEDIMENT POLLUTION CONTROL BMPs.
25. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs MUST BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS SHOULD BE DONE ONLY DURING THE GERMINATING SEASON.

LIABILITY NOTE:
FAILURE TO CORRECTLY INSTALL EROSION AND SEDIMENT POLLUTION CONTROL BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF EROSION AND SEDIMENT POLLUTION CONTROL BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING IMPOSED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

RECYCLING AND DISPOSAL METHODS:

ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601 ET SEQ., 271.1, AND 2871 ET. SEC. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURNED, DUMPED, OR DISCHARGED AT THE SITE.



MAINTENANCE

ALL SEDIMENT AND EROSION CONTROL BMPs SHALL BE INSPECTED WEEKLY AND AFTER EACH STORM EVENT RESULTING IN STORMWATER RUNOFF.
SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF DEP.
UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BMPs ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BMP FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO SCHUPLICK CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
1. ROCK CONSTRUCTION ENTRANCE - WILL BE RECONSTRUCTED WHEN CLOGGED WITH SEDIMENTS. MATERIAL MUST BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW ROCK USED TO REBUILD THE FILTER.
2. COMPOST FILTER SOCK - COMPOST FILTER SOCK TO BE CLEANED ONCE SEDIMENT LEVEL REACHES 1/2 THE SOCK HEIGHT.

MULCHING

AFTER TEMPORARY OR PERMANENT SEEDING, MULCH SHALL BE PLACED, ANCHORED AND MAINTAINED ON THE SEEDING AREAS AND SEDIMENT CONTROL PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
AFTER TEMPORARY OR PERMANENT SEEDING, MULCH SHALL BE PLACED, ANCHORED AND MAINTAINED ON THE SEEDING AREAS AND SEDIMENT CONTROL PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
MULCH SHALL BE PLACED IMMEDIATELY FOLLOWING SEEDING AND SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE. MULCH SHALL BE KEPT MOIST BY WATERING TO PREVENT BLENDING AWAY.
ON CUT SLOPES STEEPER THAN 3:1 OR FILL SLOPES STEEPER THAN 4:1, THE MULCHING MATERIAL SHALL BE HELD IN PLACE BY ONE OF THE FOLLOWING METHODS:
(A) NETTING MADE OF LIGHTWEIGHT BIODEGRADABLE PAPER, PLASTIC OR COTTON PLACED OVER THE MULCH AND ANCHORED PER MANUFACTURER'S SPECIFICATIONS.
(B) WOOD CELLULOSE FIBER APPLIED AT THE RATE OF 35 LBS/1000 SQ. FT.

SEEDING SPECIFICATIONS AND SCHEDULE

NOTE: THE FOLLOWING ARE GENERAL GUIDELINES ONLY AND ARE INTENDED FOR THE STABILIZATION OF DISTURBED AREAS. ALL CONTRACTORS, LOT OWNERS SHOULD CONDUCT A SOIL TEST PRIOR TO STABILIZATION TO DETERMINE THE EXACT NUTRIENT REQUIREMENTS OF THE SOIL PRIOR TO STABILIZATION EFFORTS.
TEMPORARY SEEDING SPECIFICATIONS: ALL SEED SHALL BE LABELED, DATED AND OF QUALITY CONSISTENT WITH ITEM 6 OF THE PERMANENT SEEDING SPECIFICATIONS.
ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS CEASED TEMPORARILY SHALL BE STABILIZED AS FOLLOWS:
1. APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE.
2. APPLY FERTILIZER 10-10-10 AT A RATE OF 500 LBS. PER ACRE.
3. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE OR WHICH WILL BE REDISTURBED WITHIN 1 YEAR SHALL BE SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 54 LBS. PER ACRE AFTER WORKING LINE AND FERTILIZER INTO THE SOIL (DOES NOT APPLY TO NON-GERMINATING SEASONS). DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL BE PERMANENTLY SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.
4. APPLY HAY OR STRAW MULCH IN ACCORDANCE WITH MULCHING SPECIFICATIONS. DURING NON GERMINATING PERIODS, APPLY MULCH ONLY, OCTOBER 15TH TILL APRIL 15TH.

PERMANENT SEEDING

WHEN THE FINISHED GRADE SURFACE IS TO BE STABILIZED BY SEEDING, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
1. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE SPREAD OVER AREAS TO BE SEED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND. TOPSOIL SHALL BE SPREAD ONLY WHEN PREPARED TO FOLLOW UP WITH FERTILIZATION AND SEEDING.
2. AFTER SPREADING AND RAKING THE TOPSOIL, THE FOLLOWING SHALL BE SPREAD AND WORKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES:
AGRICULTURAL GRADE LIMESTONE AT A RATE OF 6 TONS PER ACRE OR RATE DETERMINED FROM SOIL TESTING
FERTILIZER, 10-10-20 AT A RATE OF 1,000 LBS. PER ACRE.
3. SEEDING SHALL BE DONE DURING THE PERIODS OF APRIL 15TH TO OCTOBER 1ST UNLESS OTHERWISE DIRECTED.
4. GRASS SEED SHALL NOT BE PLANTED AFTER A HEAVY RAIN OR WATERING.
5. ALL SEED SHALL BE LABELED IN ACCORDANCE WITH THE US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 10% AND BLACK TAG CERTIFIED SEED SHALL BE PROVIDED WHEREVER POSSIBLE.
6. SMOOTH AND FIRM SEED BED WITH A CULTIVATOR OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. COVER SEEDS WITH 1/4" OF SOIL WITH SUITABLE EQUIPMENT OR BY HAND RAKING.
7. APPLY MULCH PER SPECIFICATIONS.

SEED SPECIFICATIONS

MOWED AREAS WITH SLOPES LESS THAN 2 HORIZONTAL TO 1 VERTICAL
LAWN SEED (RATE= 100 LBS/ACRE)
KENTUCKY BLUE GRASS 2 OR MORE VARIETIES NONE GREATER THAN 25% OF TOTAL
50% BY WEIGHT, 90% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
PENNSYLVANIA PERENNIAL RYE GRASS
20% BY WEIGHT, 90% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
PENNLAWN RED FESCUE
30% BY WEIGHT, 98% PURITY, 85% GERMINATION, 0.25% MAX WEED SEED
SPECIAL AREAS (IE: SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS AND OCCASIONAL WATER FLOW AREAS) RATE= 110 LBS/ACRE
RED TOP
80% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
ORCHARD GRASS
20% BY WEIGHT, 95% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
SWITCH GRASS 60PLS
DEER TONGUE
65% PURITY, 75% GERMINATION
NON MOWED AREAS (SLOPES STEEPER THAN 2:1) RATE= 75 LBS/ACRE
PENNGIFFT CROWN WETCH
40% BY WEIGHT, 98% PURITY, 65% GERMINATION, 0.10% MAX WEED SEED
REDFEST
60% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.15% MAX WEED SEED

TEMPORARY & PERMANENT STABILIZATION

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

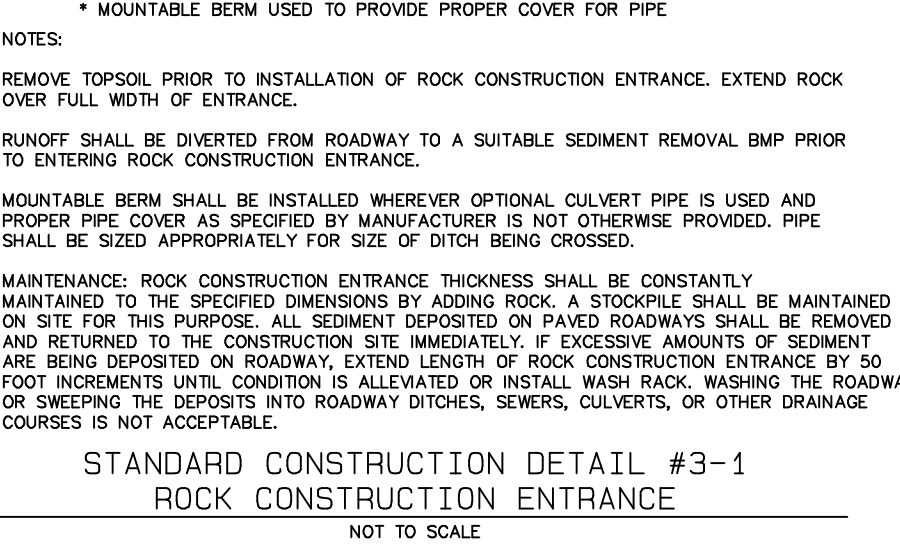
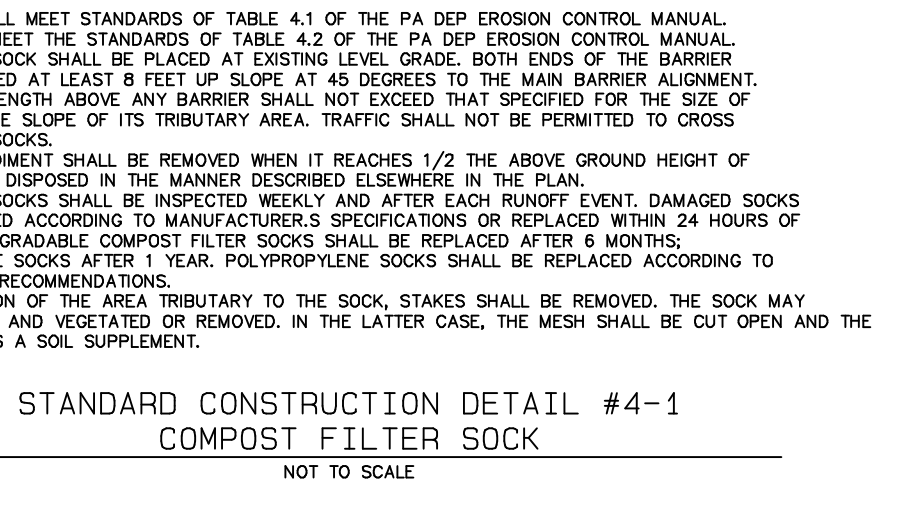
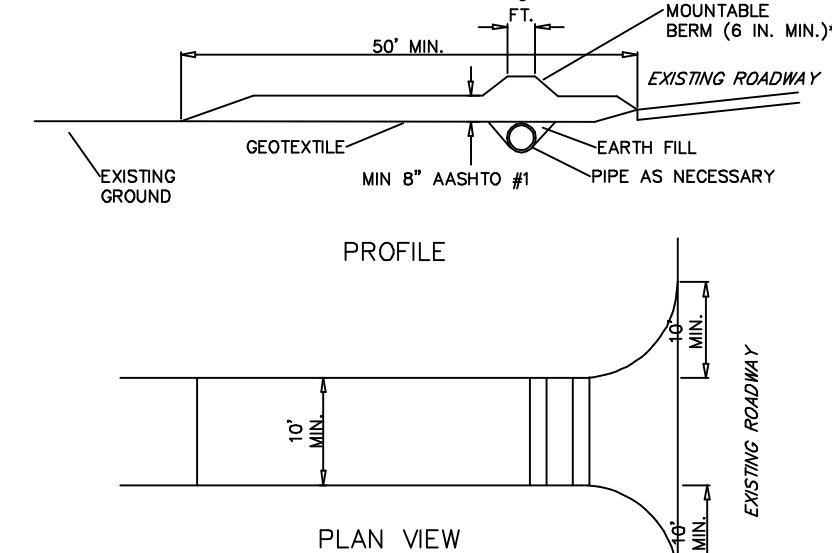
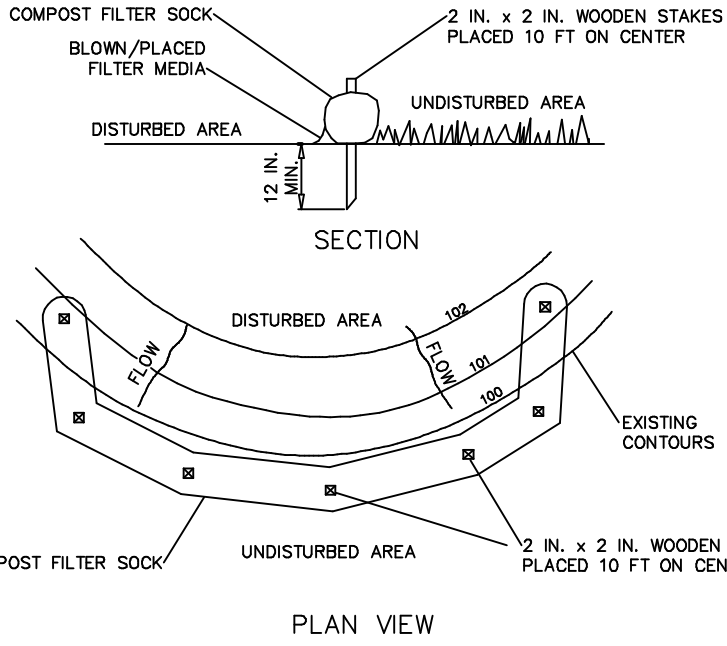
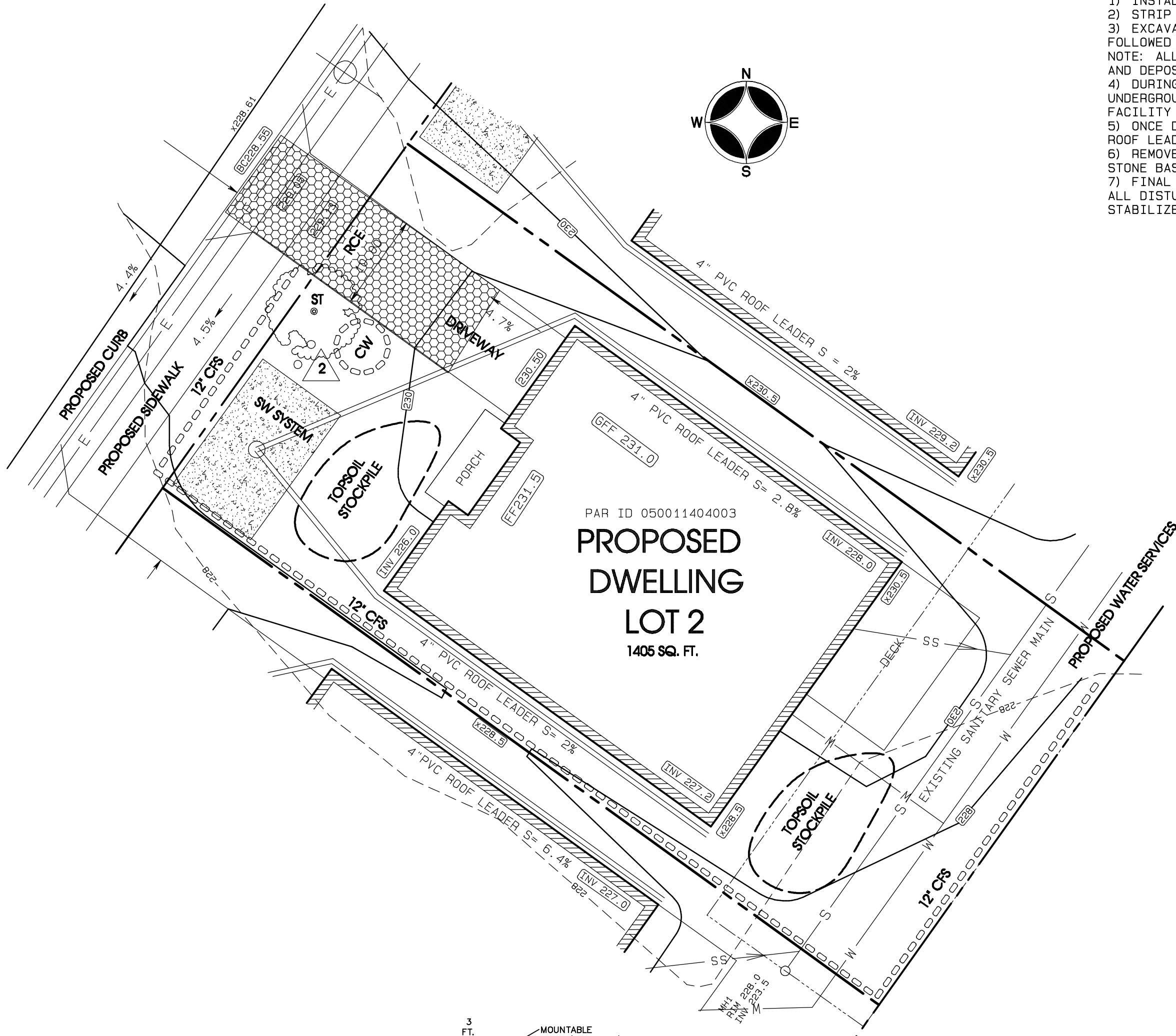
- BOROUGH OF CONSHOHOCKEN EROSION AND SEDIMENT CONTROL NOTES**
1. FAILURE TO COMPLY WITH THE APPROVED EGS PLAN AND THE DIRECTION OF THE BOROUGH OR THE BOROUGH S AGENT SHALL RESULT IN AN IMMEDIATE STOPPAGE OF ALL WORK.
 2. THE BOROUGH S AGENT SHALL BE DULY AUTHORIZED TO ENFORCE THE PROVISIONS OF THE BOROUGH S NPDES ORDINANCE REGARDING CONSTRUCTION SITE RUNOFF.
 3. THE DEVELOPER WILL RECEIVE A NOTICE OF VIOLATION FROM THE BOROUGH S AGENT SHOULD THE INSPECTOR DETERMINE THAT THE ON-SITE CONTROLS ARE OUT OF COMPLIANCE. AT WHICH TIME THE DEVELOPER WILL HAVE THREE (3) DAYS TO COMPLY WITH THE WRITTEN DIRECTIONS OF THE NOTICE. FAILURE TO COMPLY WITH THE WRITTEN DIRECTIONS OF THE NOTICE WILL RESULT IN AN IMMEDIATE WORK STOPPAGE AND FINES WILL BE ISSUED BY THE BOROUGH CODE DEPARTMENT.
 4. REPEAT OFFENCES WILL BE REPORTED TO THE COUNTY CONSERVATION DISTRICT AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 5. THE DEVELOPER SHALL BE RESPONSIBLE TO CHECK THE EGS CONTROLS AT THE END OF EACH WORK DAY TO ENSURE THAT THEY ARE IN PLACE. THE DEVELOPER SHALL ALSO BE RESPONSIBLE TO CHECK THE EGS CONTROLS PRIOR TO FORECASTED RAIN EVENTS.

NOTE: PRIOR TO REMOVAL OF SEDIMENT AND EROSION CONTROLS THE BOROUGH MUST BE CONTACTED FOR APPROVAL

CONSTRUCTION SEQUENCE NOTES

- THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED BY THE APPLICANT, SUBMITTED TO AND APPROVED BY THE MONTGOMERY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EGS CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE BOROUGH OF CONSHOHOCKEN.
ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
A. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SITE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMPs.
B. EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN PREPARER, TO AN ON-SITE PRECONSTRUCTION MEETING.
AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

- CONSTRUCTION SEQUENCE:
1) INSTALL THE COMPOST FILTER SOCK AND ROCK CONSTRUCTION ENTRANCE
2) STRIP TOPSOIL AND PLACE IN SOIL STOCKPILES
3) EXCAVATE FOR AND CONSTRUCT THE DWELLING FOOTERS/FOUNDATION FOLLOWED BY BACKFILLING WITH APPROPRIATE MATERIAL.
NOTE: ALL EXCESS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE AND DEPOSITED AT A PERMITTED APPROVED FILL SITE.
4) DURING DWELLING CONSTRUCTION, EXCAVATE FOR AND INSTALL ALL UNDERGROUND UTILITY CONNECTIONS AND THE STORMWATER MANAGEMENT FACILITY FOLLOWED BY BACKFILLING WITH APPROPRIATE MATERIAL
5) ONCE DWELLING HAS BEEN COMPLETED, EXCAVATE FOR AND INSTALL ALL ROOF LEADER CONNECTIONS TO THE STORMWATER SYSTEM.
6) REMOVE THE ROCK CONSTRUCTION ENTRANCE, FINAL GRADE, AND PLACE STONE BASE ON DRIVEWAY.
7) FINAL GRADE, PLACE TOPSOIL, SEEDING, MULCHING AND LANDSCAPING ON ALL DISTURBED AREAS, REMOVE ANY REMAINING TOPSOIL AND FINAL GRADE STABILIZE ANY AREAS DISTURBED DURING THE REMOVAL PROCESS.



TYPICAL INDIVIDUAL LOT
SEDIMENT EROSION CONTROL PLAN
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISIONS	DATE	DESCRIPTION

OTM LLC
SURVEYING - LAND PLANNING
& DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19380
(484) 336-6454

© 2020 OTM, LLC
DRAWN BY: [Name] PLS
12/28/2020
CHECKED BY: [Name]
SCALE: 1"=10'
PROJECT NO. 20-133
SHEET 4 of 5



RHC DESIGN, LLC
 55 PLANK AVE. PAOLI, PA 19301 610.647.8789
 FAX 610.296.6910 - RHC@RHCDESIGN.COM

REVISIONS:	
1	01-01-2018 POURED FOUNDATION WALLS

DATE:	07.24.18
FILE NO.:	18075
SCALE:	1/4"=1'-0"
TITLE:	WORKING DRAWINGS SHEET
A-4	
OF	SHEETS



ARCHITECTURAL VIEWS
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISIONS	

OTM LLC
 SURVEYING - LAND PLANNING
 & DESIGN SERVICES
 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
 (484) 336-6454

© 2020 OTM, LLC
 DRAWN: BR SHAMEL, PLS 12/28/2020
 CHECK: none
 SCALE: none
 PROJECT NO. 20-133
 SHEET 6 of 6



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 31, 2021

File No. 19-03092-01

Stephanie Cecco, Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, PA 19428

Reference: 203 East 12th Avenue – LD 2021-01
Parcel IDs 05-00-11404-01-2, 05-00-11404-00-3, & 05-00-11404-02-1
Preliminary/Final Land Development

Dear Ms. Cecco:

Pursuant to the Borough's request, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Land Development submission for the above-referenced project. Upon review we offer the following comments for consideration by the Conshohocken Borough Council:

I. Submission

- A. Preliminary/Final Land Development Plans consisting of sheets 1 through 5 of 5, dated December 28, 2020, as prepared by OTM, LLC for 203 E. 12th Avenue Subdivision
- B. Post Construction Stormwater Management Report, dated January 14, 2021, as prepared by Kraft Engineering for the 12th Avenue Subdivision

II. Project Description

The subject properties, Tax Parcel IDs 05-00-11404-01-2, 05-00-11404-00-3, and 05-00-11404-02-1, are situated in the BR-1 Borough Residential One Zoning District at the southeast corner of Hallowell Street and East 12th Avenue. The property's northern property line is the East 12th Avenue right-of-way and municipal boundary with Whitmarsh Township. Borough Council approved the subdivision that created the lots on June 19, 2019 via Resolution 12 of 2019. Conditional Use Approval was granted on June 19, 2019 to permit demolition of the previously existing structure, including the condition that only single-family detached dwellings may be constructed on the lots. Lots 1 and 2 contain 4,048 square feet and Lot 3 contains 5,972 square feet. Many of the previously existing features have been demolished and the sanitary sewer main at the rear of the properties has been installed.

The Applicant is proposing to improve each lot with a 1,405 square foot single-family detached dwelling with a 50 square foot front porch and 170 square foot rear deck. Each lot would take vehicular access via a driveway connection to Hallowell Street. To address stormwater management, each lot would contain an underground seepage bed. Proposed public improvements include curb, sidewalk, and widening of Hallowell Street to a paved width of approximately 43 feet. Each lot is proposed to be serviced by public water and sewer.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Conshohocken Borough Zoning Ordinance, including the Zoning Hearing Board Order, to the Borough's Zoning Officer.

B. Subdivision and Land Development Ordinance

We offer the following comments with respect to Borough of Conshohocken Subdivision and Land Development Ordinance:

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

1. §22-304.A.(1) – A written and graphic scale for the plan view shall be added to the Title Plan, Sheet 1.
2. §22-304.A.(5) – The plan sheet title for Sheet 1 shall be revised for consistency between the title block and Plan Sheet Index.
3. §22-304.B.(4) - The northern property line of Lot 3 shall be revised to note a distance of 92.00', as opposed to 92.01', for consistency with the recorded subdivision plan.
4. §22-304.B.(8) – References on Sheet 1 to the previous subdivision approval shall be revised to include reference to Resolution 12 of 2019.
5. §22-306.A.(1) – A waiver would be required from the requirement to show existing features within 100 feet of the subject property. We would support a partial waiver conditioned upon the Applicant providing a plan showing currently existing features, including the walls near the southern corner of Lot 1, and grading with an Aerial Plan showing all existing features within 100 feet of the subject property and any additional information our office deems necessary during the course of the review process. We note that, due to its size, the level of detail provided in the aerial google map view on Sheet 1 is insufficient for this use.
6. §22-306.A.(1)(c) – The existing right-of-way and roadway widths of East 12th Avenue shall be dimensioned on the plan.
7. §22-306.A.(1)(d) - Based on the proposed length of the driveways, only one car could fit parked between the dwelling and sidewalk. The location of the required parking spaces shall be identified for each lot.
8. §22-306.A.(1)(h) – Any existing and/or proposed gas utilities shall be added to the plans.
9. §22-306.A.(2)(g) – All building setback lines, with associated dimensions, shall be added to the plans.
10. §22-306.A.(2)(j) – One foot contours shall be provided within the Hallowell Street right-of-way and its intersection with East 12th Avenue to clarify the proposed grading of the roadway widening, curb, and sidewalk improvements. It appears a low area is proposed along the curb line at the 230.70 foot spot elevation in comparison to the existing 231.00 foot spot elevation.
11. §22-308.A - A waiver would be required to permit only one submission for Preliminary and Final approval.
12. §22-404.1.A – Residential alleys shall have a minimum right-of-way width of 20 feet and paved width of 15 feet. The right-of-way and paved widths of the existing alley shall be added to the plan. Also, the alley shall be widened to 15 feet along Lot 1 or a waiver would be required.
13. §22-404.2 – We recommend the driveway apron slopes between the curb and sidewalk be reduced to less than 8% to limit the bottoming out and scraping of lower vehicles.
14. §22-405.1.C – All sidewalks within residential areas shall have a minimum width of five feet. The proposed sidewalk along Hallowell Street is four feet wide. The sidewalk width shall be revised to comply with the requirements of this section.
15. §22-405.1.D – Sidewalks shall be located a minimum of four feet from the curblines. The proposed sidewalk is located three feet from the curblines along Hallowell Street. The sidewalk location shall be revised to comply with the requirements of this section.
16. §22-409 – We offer the following comments with respect to the proposed grading:
 - a. We see the PennDOT standard Type 4A curb ramp detail is provided on the Construction Details plan, Sheet 3; however, detailed grading for each proposed curb ramp with spot elevations, proposed slopes, etc. shall be added to the plan for construction purposes. Based on the provided

- spot elevations, the southern curb ramp would have a slope exceeding 10%, which exceeds the maximum permitted 8.33% slope.
- b. The proposed 8% slope of the southern portion of sidewalk exceeds the adjacent roadway slope. The sidewalk slope shall be reduced to more closely replicate the roadway slope.
 - c. Top and bottom of curb elevations shall be added to the proposed curb along Hallowell Street and identify areas of full height curb, depressed curb, and tapers. In addition, spot elevations shall be added the ends the proposed curblines to identify the taper and termination to existing grades.
17. §22-409.1 – Slopes in excess of 2:1 must be permanently stabilized with appropriate erosion control techniques and/or retaining walls. Slopes of lawn areas intended to be mowed shall not have a grade steeper than 3:1. The plans shall be revised to address the proposed grading and ground cover as required.
 18. §22-409.2 – A waiver would be required to permit proposed grading within the roadway rights-of-way and within 3 feet of the exterior property lines, which we support to permit connection into existing grades conditioned upon additional detailed grading information being provided, especially along the eastern property lines, to clarify how the proposed grading may impact grading and drainage on and to the adjacent property.
 19. §22-410 – We offer the following comments with respect to the proposed seepage bed designs:
 - a. Pre- and post-development drainage area maps shall be added to the Post Construction Stormwater Management Report. This shall include information identifying pre- and post-development drainage areas directing stormwater onto adjacent properties. We may have additional comments once this information has been provided.
 - b. Based on the Existing Site Plan, Sheet 2, from the approved subdivision plans, the existing impervious cover was approximately 2,967 square feet though the Post Construction Stormwater Management Report includes 2,788 square feet of pre-development impervious cover. Based on the Land Development Plan, Sheet 1, the proposed impervious cover is 6,015 square feet, including the sidewalk as noted on page 3 of the Report, though the Report includes 5,663 square feet of post-development impervious cover. The areas used in the calculations shall be clarified.
 - c. Based on the post-development inflow area, the front porches are not included in the impervious coverage inflow to the seepage beds; however, the Architectural Views plan, Sheet 5, shows the front porch included in the roofline. The drainage of the front porches/front rooflines shall be clarified.
 - d. The calculations shall be revised based on Hydrologic Soil Group C, per the Web Soil Survey information included in Appendix B of the Post Construction Stormwater Management Report.
 - e. It shall be clarified whether the seepage bed grate elevations are proposed to be flush with the ground or raised above ground to confirm whether drainage areas reaching the grates shall be included in the seepage bed inflow calculations. The Post Construction Stormwater Management Report appears to indicate the top of grate elevation would be set 0.75 feet above grade but elevations are not referenced on the plans. We have concerns that 0.75 feet of pipe above ground will look obtrusive and/or cause backup in the roof drain system prior to overflow through the grate.
 - f. Calculations for the maximum storage elevation of the 100-year 24-hour duration storm in each seepage bed shall be added to the Post Construction Stormwater Management Report to confirm that adequate storage volume is provided. The geometric mean infiltration rate for each lot shall be used, rather than an average of the geometric mean from the 6 test pit location.
 - g. The Stormwater Management System Detail provided on the Construction Details plan, Sheet 3, shall be revised to indicate the minimum finished grade of the seepage bed on Lot 2 shall be 228.00 feet, as opposed to 227.50 feet, to avoid ponding and correlate with the proposed contours.
 - h. The location of the proposed roof leader downspouts shall be identified on the plans and cleanouts shown at all pipe bends within the roof leader system.

- i. The location of the roof leader piping for Lot 1 shall be clarified since none are shown on the south side of the proposed dwelling. We note that roof leaders run along both sides of the dwellings proposed on Lots 2 and 3 and the architectural renderings note the same roof layout on all lots.
 - j. We recommend the portion of the riser pipe located between finished grade and the top of stone be solid pipe, rather than perforated, to direct all infiltration into the seepage bed area.
 - k. We recommend the Applicant consider designing the seepage beds to accommodate future impervious surface for each lot. Any amount of future impervious surface accounted for should be noted on the plan and included within the calculations.
20. §22-410.6 – Note 10 of the Title Sheet, Sheet 1, states the proposed stormwater BMPs will be owned and maintained by the individual lot owners. As such, the deeds for the lots shall incorporate a stormwater facility description and maintenance requirements in a form acceptable to the Borough Solicitor's office. Also, the Individual Lot Owner Maintenance Responsibilities notes on the Title Sheet, Sheet 1, shall be revised to include the word or symbol for "inches" after the number 3 in note 1 and after the number 12 in note 3.
21. §22-411.3 – A 20 foot wide sanitary sewer easement is located along the eastern side of the lots. We defer to the Borough of Conshohocken Authority to determine whether the proposed improvements, including decks, a water line, and water services are permitted within the easement area as currently proposed. Also, based on the July 15, 2020 Easement Legal Description Review No. 1 letter from Ebert Engineering, Inc., the sanitary sewer easement extends along the entire eastern lot line of Lot 1 to the alley right-of-way. This shall be confirmed and the plans updated accordingly.
22. §22-412 – A note shall be added to the plan indicating that all proposed utilities shall be installed underground.
23. §22-417 – We offer the following comments with respect to the Sediment Erosion Control Plan, Sheet 4:
- a. As indicated in Construction Note 1 on the Stormwater Management System Detail, the seepage beds shall be protected from sedimentation and compaction during construction to maintain maximum infiltration capacity. Barriers, such as orange construction fencing, shall be used and shown on the plan to protect and keep construction traffic away from the seepage beds. Filter sock shall also be shown around the topsoil stockpiles.
 - b. Compost filter sock be placed on the northern side of the driveways to limit sediment leaving the site and entering Hallowell Street.
 - c. A limit of disturbance shall be clearly delineated on the plan with an associated area indicated.
 - d. Details shall be provided for the proposed concrete washout and topsoil stockpile.
24. §22-419.3 – All existing and proposed monumentation shall be shown on the plan. The plan does not depict existing monumentation in accordance with the requirements of the approved subdivision plan. As such, the Applicant shall confirm all previously proposed monumentation were installed per the approved plan and a Monumentation Certification letter shall be forwarded to our office. In the event the required monumentation was not installed, it shall be installed as part of this application.
25. §22-421.1 - A landscape chart shall be added noting the tree species common and botanical names, planting size, conditions, quantity, etc.
26. §22-421.3 – A note shall be added to the plan stating all plant material shall be guaranteed by the Developer for a minimum of two growing seasons.
27. §22-421.4 – Street shade trees are required along all frontages, planted no more than 30 feet apart and a minimum of five feet inside the lot lines. A waiver would be required to permit the proposed spacing and 2-4 foot offset inside the lot lines.

28. §22-421.6 – In residential subdivisions, pedestrian lighting shall be provided along public streets. The plan shall be revised to meet the requirements of this section or a waiver would be required.
29. §22-501 – Prior to recording, the Applicant shall coordinate with Whitemarsh Township to discuss any required public improvements and/or permitting for work along East 12th Avenue and the improvements shown at the intersection of Hallowell Street and East 12th Avenue.
30. §22-804 – The Applicant is required to dedicate 10% of the total site area to the Borough for park and recreational use. Based on the limited site area, we recommend the Applicant coordinate with the Borough Solicitor regarding a fee in lieu of providing park and recreational facilities.

C. General Comments

We offer the following general comments:

1. The Applicant shall obtain all required approvals, permits, etc. (e.g., Fire Marshal, Conshohocken Borough Sewer Authority, MCPC, MCCD, Aqua, etc.). Copies of these approvals and permits shall be submitted to the Borough of Conshohocken and our office.
2. Due to the proposed road widening, we recommend the Borough's Traffic Engineer review to determine whether any pavement markings or other features should be required to provide proper travel lane alignment.
3. A waiver request letter, including the hardship and minimum modification necessary for each requested waiver, shall be provided.
4. Information shall be provided to clarify how the proposed water line and grading tying into other lots will be completed in the event each lot is constructed individually.
5. The plan does not show any connection between the front porch and driveway for each dwelling. If a walkway is to be constructed, it shall be shown on the plan.
6. The Borough's Standard Notes and a note stating any existing features damaged during construction shall be replaced by the Owner at no cost to the Borough shall be added to the Title Sheet, Sheet 1.
7. A detail for the proposed driveway pavement specifications shall be added to the plan.
8. The areas of proposed asphalt paving and roadway construction within the right-of-way shall be hatched for clarity.
9. The identified Existing Stop Sign shall be revised to identify a street name sign to match existing conditions and the proposed location revised to be within the grass area between the curb and sidewalk. The missing "12th Ave" sign shall be proposed as to be replaced.

If you have any questions regarding the above, please contact this office.

Sincerely,



Karen M. MacNair, P.E.
Borough Engineer
Gilmore & Associates, Inc.

KMM/ve/

cc: Brittany Rogers, Executive Assistant
Ray Sokolowski, Director of Public Services and Building Code Official
Michael E. Peters, Esq., Borough Solicitor



BOROUGH OF CONSHOHOCKEN

Fire Marshal

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: March 19, 2021

To: Stephanie Cecco, Borough Manager

From: Timothy Gunning, Fire Marshal
John Robitaille, Commercial Building Inspector

Re: Fire Marshal Review
203 East 12th Avenue
Preliminary/Final Land Development

As requested, the following materials submitted for the above referenced land development proposal were reviewed:

- Preliminary/Final Minor Subdivision and Land Development Plans, consisting of sheets 1 through 5 of 5, dated December 28, 2020, as prepared by OTM, LLC.

The applicant, Ratoskey & Trainor, Inc., proposes to improve each lot with a 1,405 square foot single-family detached dwelling with a 50 square foot front porch and 170 square foot rear deck. Each lot would take vehicular access via a driveway connection to Hallowell Street.

Upon review of the submitted plan, we have no comments.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 2, 2021

Stephanie Cecco, Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, Pennsylvania 19428

Re: MCPC #19-0082-002
Plan Name: 203 East 12th Avenue Subdivision
(3 lots/ 3 dwelling units/ comprising 0.322 acres)
Situate: East 12th Avenue (south)/Hallowell Street (east)
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," in as requested by documentation submitted by the borough on March 5, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Ratoskey & Trainor, Inc. of East Norriton, PA has submitted a subdivision and land development plan that proposes the construction of three detached single family homes on three new lots. The development tract lies at the corner of East 12th Avenue and Hallowell Street at the borough's boundary with Whitemarsh Township. The tract consists of three tax parcels and is located in the borough's BR-1- Borough Residential District One. The development tract appears vacant from Google Streetview, but recently a single family residence existed on one of tax parcels. The plan shows that access to the residences will be taken from Hallowell Street.

The BR-1 District requires a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet. The plan addresses these dimensional requirements and other related dimensional requirements. A variance is being sought, according to the site plan notes from Section 21-1007.1. – to allow a parking area in between the curb-line and the front of the dwelling. The BR-1 District requirement states that “. . . no parking lots or required off-street parking spaces are permitted between the front wall of

the principal structure and the curb of the street toward which that wall is oriented . . .” It further requires that where possible, “Doors to accessory structures, such as garages shall face alleys where possible.”

CONSISTENCY WITH THE COUNTY & TOWNSHIP COMPREHENSIVE PLANS

The redevelopment of this property is consistent with the goals and intent of *MONTCO 2040: A Shared Vision*, the Montgomery County Comprehensive Plan, 2015. The Future Land Use Map designates this developed area of the borough as ‘Village-Residential’. The development of small lot, single-family residential homes advances the future land use vision. The development plan appears generally consistent with the Conshohocken Borough Comprehensive Plan Update, 2018. It supports residential infill development in the community provided the new residential units respect the existing character of the neighborhood.

RECOMMENDATION & COMMENT

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s development proposal. We have not identified any significant land use, transportation, design, or other issues that should be addressed in the preliminary plan. Therefore, we have no substantive comments.

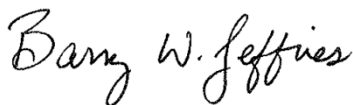
CONCLUSION

The Montgomery County Planning Commission generally supports the plan as submitted. Please note that any recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC #19-0082-002 has been set aside for the applicant’ plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Barry W Jeffries, ASLA, Senior Design Planner
bjeffrie@montcopa.org - 610-278-3444

c: Chrm., Township Planning Commission
Karen MacNair, Township Engineer
Michael Peters, Township Solicitor



203 East 12th Avenue
MCPC #190082002

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
1100 State St. • Harrisburg PA, 17104-0211
(p) 610.275.3722 • (f) 610.275.3941
www.montcopa.org/plancom
Aerial photography provided by NasaMap.



3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

BCON21007

March 31, 2021

Stephanie Cecco
Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, PA 19428

**RE: Traffic Engineering Review
203 E. 12th Avenue**

Dear Ms. Cecco:

We have completed our review of the material submitted for the referenced land development proposal. The submission consisted of a Preliminary/Final Land Development Plan for 203 E. 12th Avenue, dated 12/28/20, prepared by OTM LLC. We offer the following comments for your consideration:

1. **§27-824** - Traffic Impact Study – This section of the code requires a Traffic Impact Study (TIS) for developments of 30 or more dwelling units. As the application proposes 3 new dwelling units, a TIS is not required for this development.
2. **§22-403** – Streets – In accordance with this section of the code, the plan should show available corner sight distance measurements for both 12th Avenue and the alley adjacent to Lot 1, and the minimum sight triangle for the proposed driveways to Hallowell Street. The plan should also show existing on-street parking areas and/or restrictions and identify if there will be any impacts or changes associated with the proposed development. The dimensions of the curblines at 12th Avenue and the alley adjacent to Lot 1 should be shown on the plan. The plan should clarify the proposed location of the street name sign and/or Stop sign at 12th Avenue.
3. **§22-405** – Sidewalks and Curbs - The sidewalk and pedestrian curb ramps shown must be ADA compliant.

If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

PENNONI ASSOCIATES INC.

Brian R. Keaveney, PE, PTOE
Transportation Division

cc: Ray Sokolowski, Executive Director of Operations
George Metz, Chief of Police
Timothy Gunning, Fire Chief and Fire Marshal

Karen MacNair, PE, Borough Engineer
Michael Peters, Esq., Borough Solicitor
Brittany Rogers, Executive Assistant

March 30, 2021

BCONS 21005

Stephanie Cecco, Borough Manager
Conshohocken Borough
400 Fayette Street, Suite 200
Conshohocken, PA 19428

RE: Zoning Review
203 East 12th Avenue – Preliminary/Final Land Development Application

Dear Ms. Cecco:

As requested, we reviewed the following in connection with the referenced project:

- *"Preliminary/Final Land Development Plans,"* (5 sheets) prepared by OTM, dated December 28, 2020.
- *"Architectural Renderings,"* (4 sheets) prepared by RHC Designs, dated July 24, 2018.

The applicant, Ratoskey & Trainor, Inc., proposes to construct single-family detached dwellings on each of the recently subdivided lots at the subject property located in the BR-1 – *Borough Residential 1* Zoning District. The lots have been subdivided and recorded as (2) 4,048 square-foot (SF) lots and (1) 5,972 SF lot. The applicant proposes to construct a single-family detached dwelling on each lots; along with curbing, sidewalk, porches, decks, driveways, landscaping; and stormwater management. The property is served by public water and sanitary sewer.

The applicant was granted the following variances by the Zoning Hearing Board on March 15, 2021:

- From §27-1007.1 - to allow required off-street parking spaces for Lots 1, 2, and 3 between the front wall of a principal structure and the curb of the street toward which that wall is oriented.

We offer the following comments:

1. The applicant is to provide the calculated building coverage, including the front porch and chimney bump outs as depicted on the building renderings, to confirm compliance with maximum permitted building coverage of 35% on each lot. (§27-1005.F)
2. Per the provided renderings, each residence will have a chimney bump out. The applicant is to provide the bump outs on the site plan, with dimensions, to confirm compliance with setback requirements. (§27-805.D)
3. The site plan does not propose walkway access to the front porch of each dwelling. The applicant is to clarify the proposed pedestrian accommodations in order to demonstrate compliance with impervious coverage requirements. (§27-1005.G)

4. No lighting of private property shall cause a hazard or nuisance to abutting roads and properties. (§27-821) The applicant is to clarify if any exterior lighting is proposed as part of this project; and if so, documentation provided to confirm conformance with §27-821.E.
5. Parking calculations are to be provided on the record plan documenting a minimum of 2 off-street parking spaces are provided on each Lot. (§27-1008)
6. Per §27-2007.K, off-street parking spaces shall be 18-ft long. The proposed driveways on each lot are approximately 25-ft long, measured from the Hallowell Street right-of-way to the building façade, and therefore can only accommodate one vehicle. The applicant is to provide two (2) 9'x18' off-street parking spaces on each lot and/or provide documentation on the plan that the garage will be used for off-street parking.
7. Note 12 is to be updated to state that the variances were approved by the Zoning Hearing Board.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Eric P. Johnson, PE
Zoning Officer
PENNONI ASSOCIATES INC.

EPJ/adg

DEBRA A. SHULSKI
debbie@rrhc.com
610-458-4400
extension: 210



February 25, 2021

via email & overnight mail

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

**Re: Craft Custom Homes, LLC
Conditional Use Application for Property at 261 and 263 Elm Street**

Dear Eric:

Enclosed for filing on behalf of Craft Custom Homes, LLC, please find a Conditional Use Application with respect to property located at 261 and 263 Elm Street and further identified as Tax Parcels Nos: 05-00-02200-009 & 05-00-02196-004 in Conshohocken Borough (“Property”). The Property is approximately one-half an acre in size and is situated in the LI and BR-2 Zoning Districts and within the Residential Overlay District.

The Property is the location of the original Conshohocken Train Station and contains an existing building currently occupied by several commercial businesses. The Applicant is proposing a redevelopment consisting of the demolition and rebuild for purposes of constructing 21 multi-family residential units and associated parking and improvements. The redevelopment will result in more parking than currently exists on the Property and result in a net reduction in the impervious coverage (under the existing conditions, the site is almost entirely all impervious coverage).

Enclosed as part of this submission are two (2) copies of the following documents:

1. Conditional Use Application form;
2. Conditional Use Plan prepared by Vastardis Consulting Engineers, LLC;
3. Existing Conditions Plan prepared by Vastardis Consulting Engineers, LLC;
4. Conceptual Landscape and Lighting Plan prepared by Vastardis Consulting Engineers, LLC;

5. Exhibit package including proposed elevations, floor plans and before and after renderings;
6. Trip Generation Analysis prepared by Andy Heinrich, P.E, PTOE dated July 16, 2020;
7. Parking Assessment Analysis prepared by Andy Heinrich, P.E, PTOE dated August 31, 2020;
8. Agreement of Sale (redacted based on proprietary information); and
9. Montgomery County Planning Commission Review Form.

Please note that the application fees were submitted directly to Brittany Rogers. Also, please note an electronic copy of this application and all accompanied documents will be emailed to you.

It is my understanding that this matter will be placed on the Planning Commission's April 8th meeting for review and then will be scheduled for a hearing before the Council on May 5th. It is also my understanding that the Borough handles all applicable notice requirements including individual notice, publication of the hearing notice and posting of the property. If this is not the case, however, please advise at your earliest convenience.

Thank you for your attention to this matter. If you have any questions or require additional information, please feel free to give me a call.

Very truly yours,

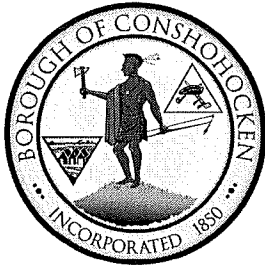
Debra A. Shulski

DEBRA A. SHULSKI

DAS/mrm
Enclosures

cc: Ryan Alexaki (*via e-mail w/enclosures*)
Jesse Last (*via e-mail w/enclosures*)
Nicholas L. Vastardis, P.E. (*via e-mail w/enclosures*)

CONDITIONAL USE APPLICATION



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:

§27-1901-B and §27-1903-B.11

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

261 & 263 Elm Street

4. Applicant's Name: Craft Custom Homes, LLC

Address: 231 Redwood Road, King of Prussia, PA 19406

Phone Number (daytime): 610-945-7860

E-mail Address: ryan@builtbycraft.com

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

6. Property Owner: John Stanley, Joseph Stanley & John Stanley, Jr.

Address: 2247 Fox Run Road, King of Prussia, PA 19406

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: See enclosed plans Zoning District: LI, BR-2 and Residential Overlay

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

Yes No If yes, please describe.

Pending Zoning Hearing Board Application dated October 13, 2020.

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

The Property is the location of the original Conshohocken Train Station and contains an existing building currently occupied by several commercial uses/businesses (including a fitness center, locksmith and offices). There are 23 existing parking spaces. Currently the site is almost entirely all impervious surfaces with no stormwater management or landscaping.

10. Please describe the proposed use of the property.

Applicant intends to redevelop the Property for 21 multi-family residential units and associated parking and other improvements as more fully shown on the enclosed Conditional use Exhibit Plan.

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

The proposal involves a redevelopment whereby the existing building proposed to be demolished and a new building constructed for multi-family use consisting of a 21-unit, 4-story residential building with a roof deck and parking beneath the building. The proposed improvements would reduce the existing impervious coverage which is currently almost 100%. Stormwater management and landscaping are also proposed whereas none currently existing on the site. See attached Conditional Use Exhibit Plan and Architectural renderings enclosed herewith.

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

The Applicant is redeveloping an existing site which contains a number of non-conformities and constraints and is improving the overall conditions by adding landscaping and stormwater management and the proposed use generates less traffic than the existing use. See enclosed Trip Generation Letter. Evidence and testimony will be presented at the time of the hearing in support of the requested relief.

13. If a Variance is being requested, please describe the following: N/A

a. The unique characteristics of the property: _____

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

d. Why the requested relief is the minimum required to reasonably use the _____

14. The following section should be completed if the applicant is contesting the N/A 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

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

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

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

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

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

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

a. Attorney's Name: Debra A. Shulski, Esquire

b. Address: 717 Constitution Drive, Suite 201, Exton, PA 19341

c. Phone Number: 610-458-4400

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

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Debra A Shulski

Applicant - Debra A. Shulski, Esquire, Attorney for Applicant

Authorized pursuant to Agreement of Sale

Legal Owner

2-24-21

Date

COMMONWEALTH OF PENNSYLVANIA

Chester

COUNTY OF MONTGOMERY

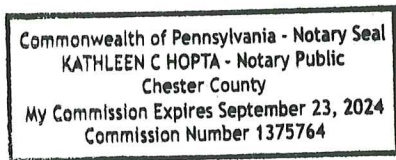
As subscribed and sworn to before me this 24th day of

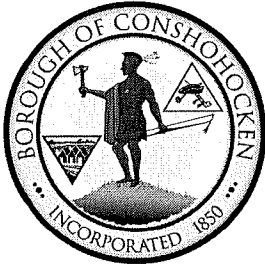
February, 2021.

Kathleen C Hopta

Notary Public

(Seal)





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:

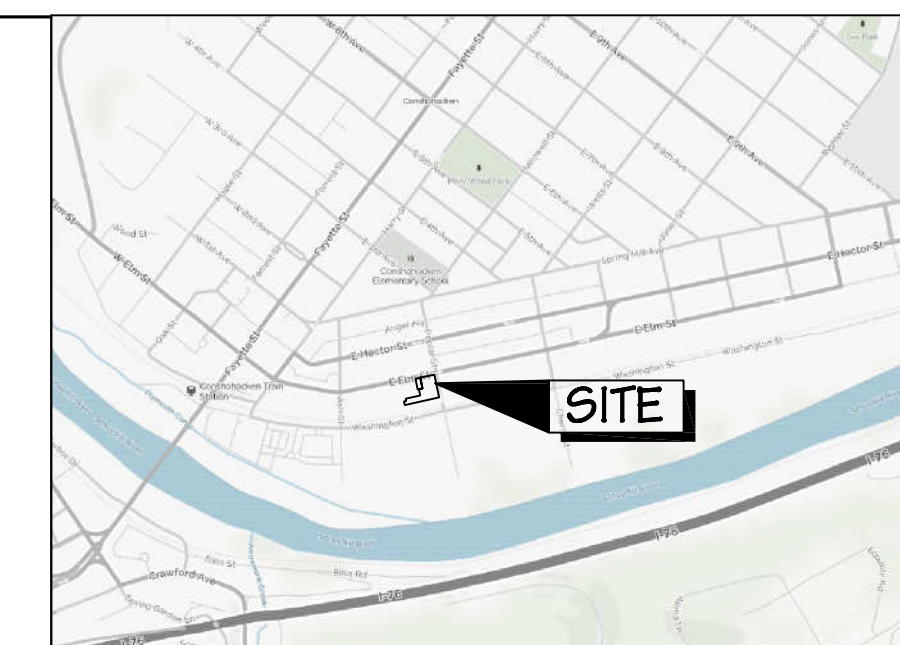
CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

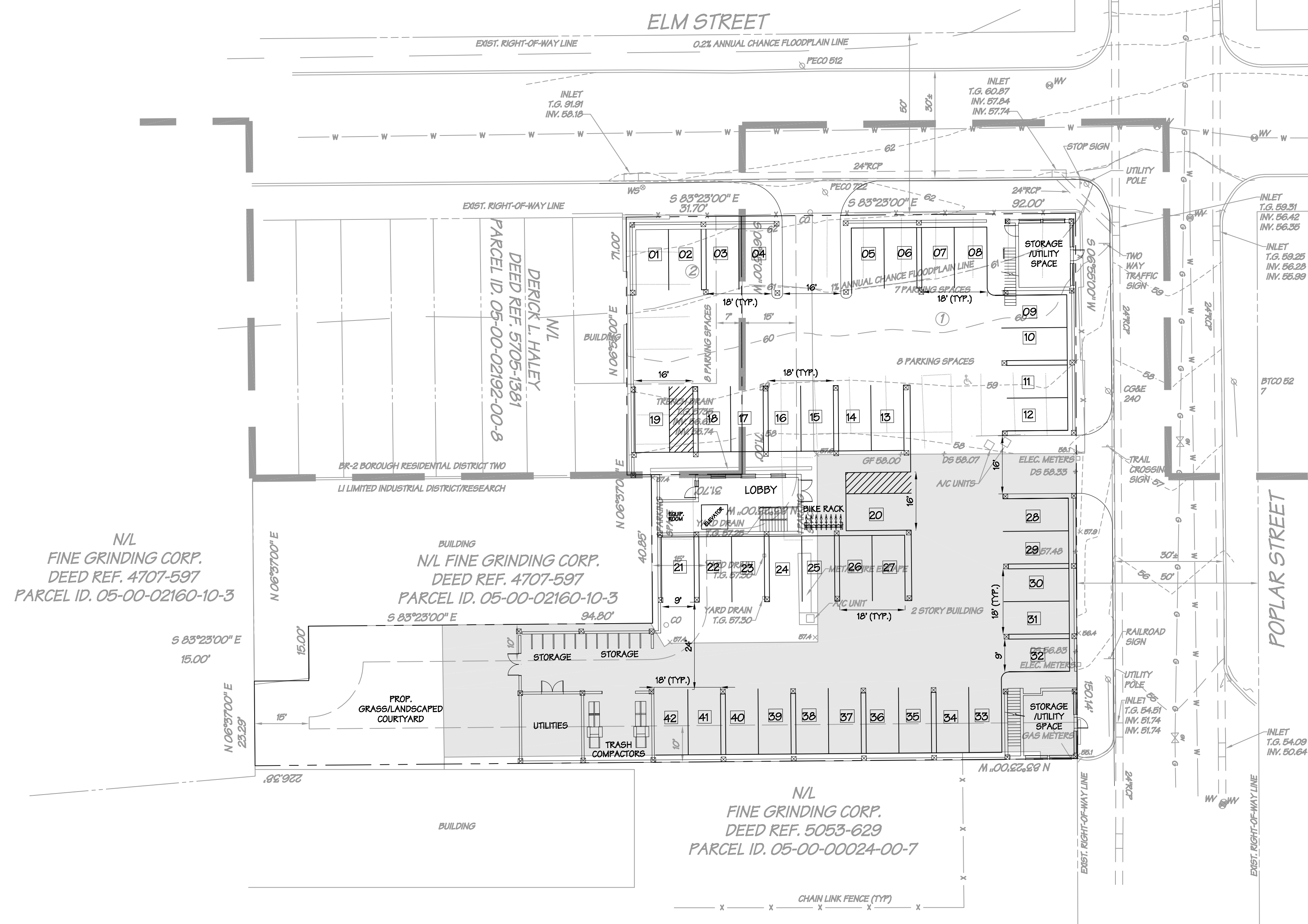
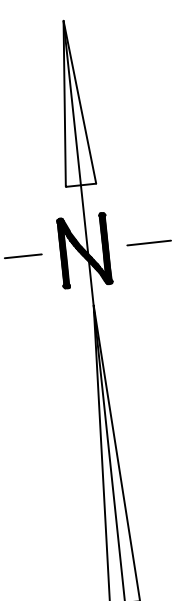
	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

CONDITIONAL USE PLAN



LOCATION MAP
NOT TO SCALE



GENERAL NOTES

- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON AUGUST 29, 2018.
- HORIZONTAL DATUM IS BASED ON DEED BEARINGS. VERTICAL DATUM IS REFERENCED TO NAVD83.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO) WAS CONTRACTED TO PERFORM, EXCEPT ANY UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO).
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLO MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLO DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLO SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLO HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
- FLOODPLAIN BOUNDARIES ARE PLOTTED FROM FEMA FLOOD INSURANCE RATE MAP NO. 42090C066G, REVISED 02/02/2016. SUBJECT PROPERTY PARTIALLY LIES WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN. FLOOD PLAIN BOUNDARY IS APPROXIMATE.
- REFERENCE IS MADE TO A PLAN ENTITLED "JOSEPH G. PROETTO LAND SUBDIVISION PLAN", PREPARED BY JOHN L. DEEBBY INC., PLAN NO. 8226, DATED 02/28/83, LAST REVISED 02/14/83, AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE PLAN NO. 840 PAGE 181.

PROPERTY OWNER

JOHN J. STALEY SR., JOSEPH F. STALEY, & JOHN J. STALEY, JR.
224 FOX RUN ROAD
KING OF PRUSSIA, PA 19406

EQUITABLE OWNER

CRAFT CUSTOM HOMES, LLC
541 E. HECTOR ST.
CONSHOHOCKEN, PA 19406

PROPERTY INFORMATION

- DEED REF. 8282-2261
PARCEL ID. 05-00-02200-00-9
- DEED REF. 8282-2261
PARCEL ID. 05-00-02196-00-4

SITE ADDRESS:

261-263 E. ELM STREET
CONSHOHOCKEN, PA 19428

IMPERVIOUS COVERAGE

	EXISTING	PROPOSED
1 BUILDING	8,343 S.F.	19,240 S.F.
ASPHALT/CONCRETE	10,024 S.F.	127 S.F.
TOTAL	18,367 S.F.	19,367 S.F.

NOTES:
APPLICANT IS PROPOSING 21 2-BEDROOM CONDOMINIUM UNITS WITH 2 PARKING SPACES PER UNIT PROVIDED.

CURRENT PARKING COUNT = 25 SPACES
PROPOSED PARKING COUNT = 42 SPACES

ZONING REQUIREMENT

	REQUIRED	EXISTING	PROPOSED
LI-LIMITED INDUSTRIAL DISTRICT			
MIN. LOT AREA	N/A	19,755 S.F.	19,755 S.F.
MIN. FRONT YARD SETBACK	25 FT.**	0 FT.	0 FT.
MIN. SIDE YARD SETBACK	10 FT.***	0 FT.	0 FT.
MIN. REAR YARD SETBACK	15 FT. (25 FT. RESIDENTIAL)****	20.6 FT.	15 FT.
MAX. BUILDING COVERAGE	50%	47%	85%
MAX. IMPERVIOUS SURFACES	75%	38.0%	38.5%
* EXISTING NON-CONFORMING			
RR-2 BOROUGH RESIDENTIAL DISTRICT TWO			
MIN. LOT AREA	1,800 S.F.	2,250 S.F.	2,250 S.F.
MIN. LOT WIDTH	18 FT.	31.7 FT.	31.7 FT.
MIN. FRONT YARD SETBACK	15 FT.*****	N/A	1 FT.
MIN. SIDE YARD SETBACK	7 FT.*****	N/A	1 FT.
MIN. REAR YARD SETBACK	25 FT.	N/A	0 FT.
MAX. BUILDING COVERAGE	40%	N/A	8%
MAX. IMPERVIOUS SURFACES	60%	100%*	100%
* EXISTING NON-CONFORMING			

RESIDENTIAL OVERLAY DISTRICT

	REQUIRED	PROPOSED
MIN. TRACT AREA	1 AC.	0.46 AC.
MAX. DENSITY	25 DWELLING/AC.	21 UNITS
MIN. FRONT YARD	30 FT.	0 FT.
MIN. SIDE YARD	10 FT. (EACH)	0 FT.
MIN. REAR YARD	30 FT.	0 FT.
MAX. BUILDING COVERAGE	40%	87.5%
BUILDING HEIGHT LIMIT	35 FT.	46 FT.
MAX. IMPERVIOUS COVERAGE	60%	85.5%
PARKING AREA SETBACK	10 FT. FROM PROPERTY LINE	15 FT.
INTERNAL DRIVEWAY SETBACK	10 FT. FROM PROPERTY LINE	20 FT.
MIN. PARKING REQUIREMENTS	2 SPACES/UNIT	2 SPACES/UNIT
PARKING LOT LOCATION	REAR OF BUILDING	UNDER BUILDING
MIN. SQUARE FOOTAGE (2-BEDROOM UNIT)	800 S.F.	800 S.F.

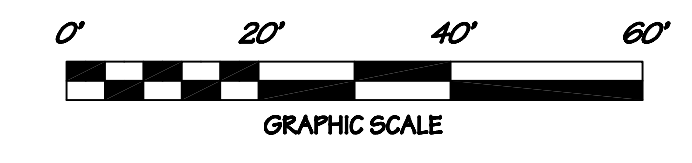
** EXCEPT WHERE A BUILDING LINE HAS BEEN ESTABLISHED, THEN THE BUILDING LINE OF THE MAJORITY OF THE BUILDINGS ON THAT SIDE OF THE BLOCK SHALL BE USED.
*** EXCEPT WHERE THE PROPERTY ADJOINS A RESIDENTIAL USE OR DISTRICT, THEN THE SETBACK SHALL BE INCREASED TO 15 FEET.
**** EXCEPT WHERE THE PROPERTY ADJOINS A RESIDENTIAL USE OR DISTRICT, THEN THE SETBACK SHALL BE INCREASED TO 25 FEET.
***** EXCEPT WHERE A BUILDING LINE HAS BEEN ESTABLISHED, THEN THE BUILDING LINE OF THE MAJORITY OF THE BUILDINGS ON THAT SIDE OF THE BLOCK SHALL BE USED. NO CASE SHALL THE SETBACK BE LESS THAN 10 FT. FROM THE FACE OF CURB.
***** 7 FT. FOR END UNITS, NOT MORE THAN 8 SINGLE FAMILY ATTACHED DWELLING UNITS PER SERIES SHALL BE PERMITTED.
REFER TO THE BOROUGH OF CONSHOHOCKEN ZONING ORDINANCE FOR COMPLETE TEXT OF ALL REGULATIONS.

CONDITIONAL USE APPROVAL SOUGHT FROM THE FOLLOWING SECTIONS:

- SECTION 27-1801-B IN ORDER TO APPLY THE RESIDENTIAL OVERLAY DISTRICT.
- SECTION 27-1805-B.1 IN ORDER TO CONSTRUCT A BUILDING TALLER THAN 35 FEET.

LEGEND

---	EXIST. 5' CONTOURS
---	EXIST. 1' CONTOURS
---	EXIST. BOUNDARY LINE
---	EXIST. RIGHT-OF-WAY
---	EXIST. BUILDING SETBACK LINE
---	EXIST. FLOODPLAIN BOUNDARY
---	EXIST. WATER LINE
---	EXIST. UNDERGROUND GAS LINE
---	EXIST. SANITARY SEWER LINE
---	EXIST. OVERHEAD ELECTRIC LINE
---	EXIST. SPOT ELEVATION
X DS 55.07	EXIST. DOOR SILL ELEVATION
WS	EXIST. WATER SERVICE
WV	EXIST. WATER VALVE
SM	EXIST. SANITARY MANHOLE
CO	EXIST. CLEANOUT
UP	EXIST. UTILITY POLE
---	ZONING DISTRICT BOUNDARY LINE

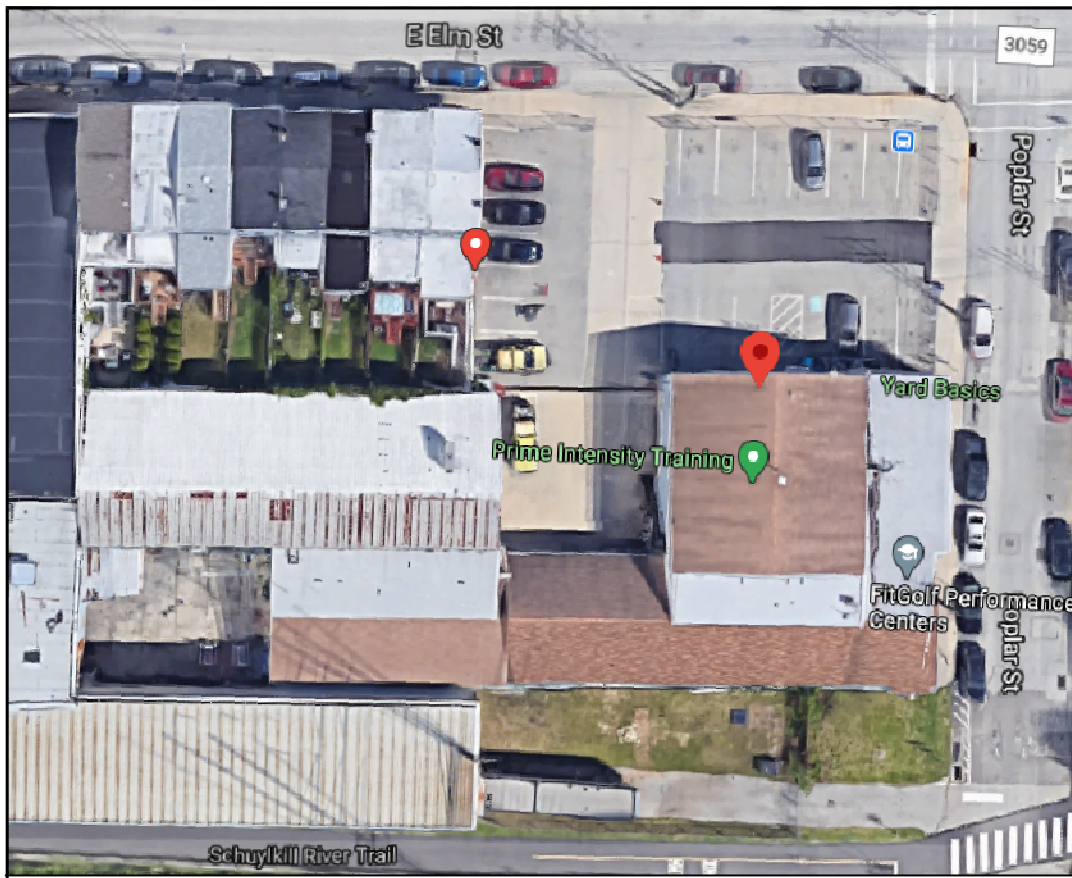


BEFORE YOU DO ANYWHERE IN PENNSYLVANIA CALL 1-800-542-1775. NON-RESIDENTS MUST BE CONTACTED DIRECTLY.
PA ACT 772 (1988) REQUIRES THESE WORKING DATA NOTICES TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.
OSHA REQUIRES SPECIAL EXCAVATION REQUIREMENTS.
PA ONE CALL SERIAL NO. XXXXXXXXXXXX
TAX PARCEL ID. FOLIO #05-00-02200-00-9
TAX PARCEL ID. FOLIO #50-00-02196-00-4

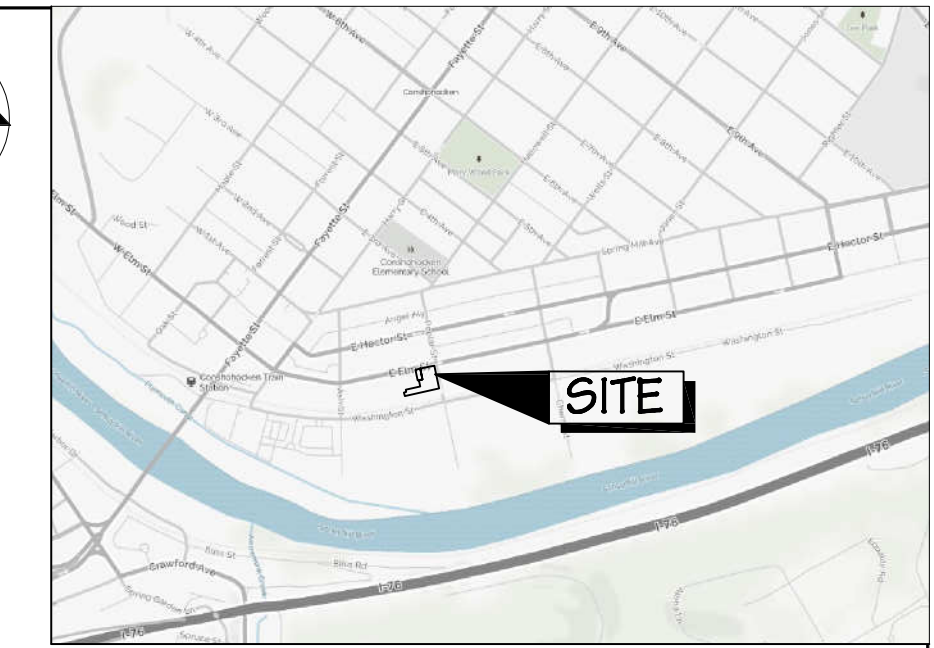
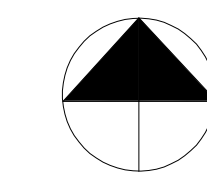
NUM.	DATE	REVISION
 VASTARDIS CONSULTING ENGINEERS, LLC 28 Harvey Lane Mahan, PA 15266 P: 610.644.8965 F: 610.644.3709 Email: vcello@verton.net		
CRAFT CUSTOM HOMES, LLC 261-263 E. ELM STREET BOROUGH OF CONSHOHOCKEN MONTGOMERY COUNTY PENNSYLVANIA		
DRAWN BY	SDI	CHECKED BY
DATE	02-17-21	SCALE
CONDITIONAL USE PLAN		SHEET 1 OF 1

NICHOLAS L. VASTARDIS, P.E.

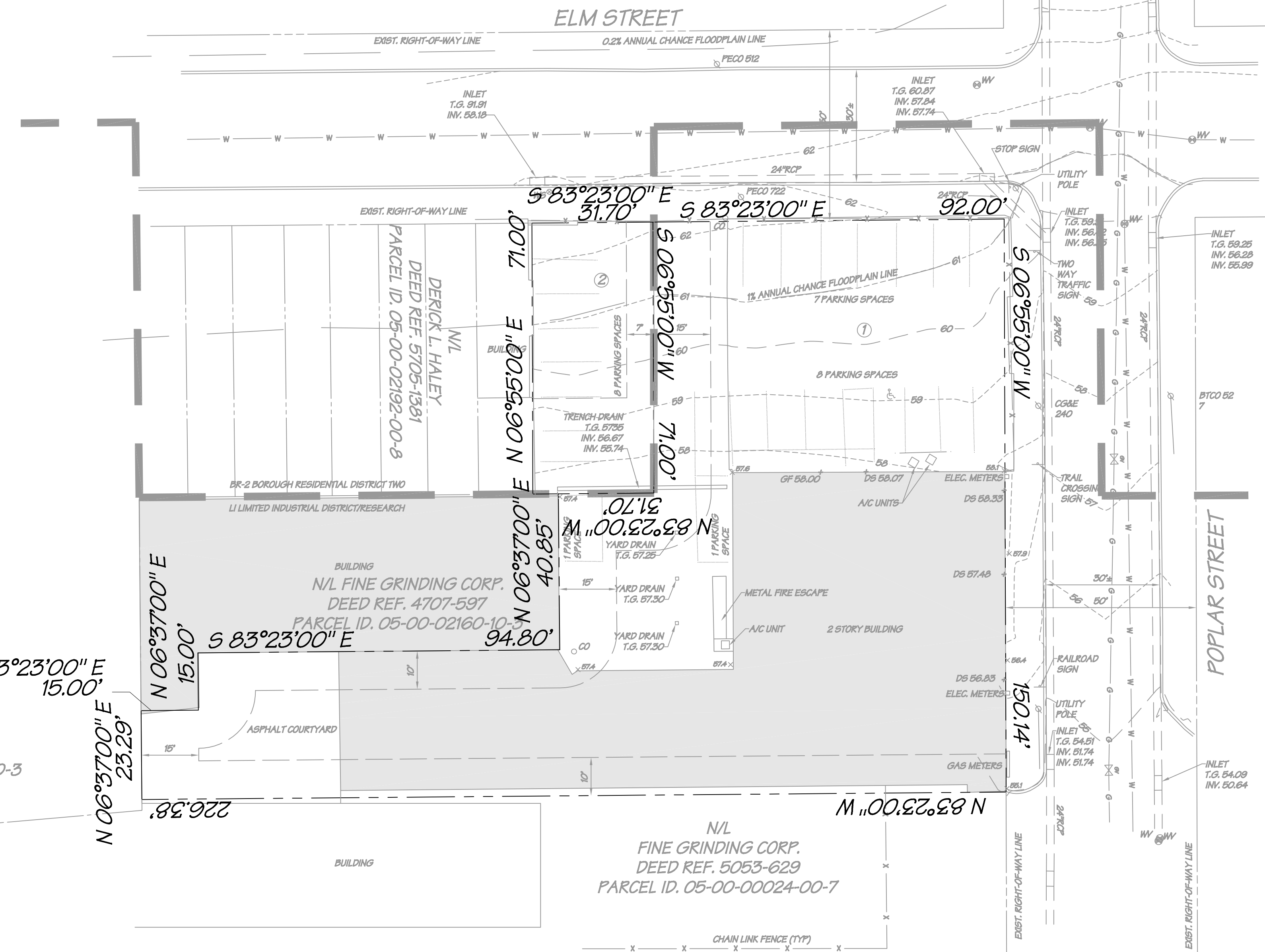
EXISTING CONDITIONS PLAN



AERIAL MAP
SCALE 1"=50'



LOCATION MAP
NOT TO SCALE



GENERAL NOTES

- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON AUGUST 29, 2018.
- HORIZONTAL DATUM IS BASED ON DEED BEARINGS. VERTICAL DATUM IS REFERENCED TO NAVD83.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO) WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO).
- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLO DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLO SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLO HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
- FLOODPLAIN BOUNDARIES ARE PLOTTED FROM FEMA FLOOD INSURANCE RATE MAP NO. 42091C0268G, REVISED 05/02/2016. SUBJECT PROPERTY PARTIALLY LIES WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN. FLOOD PLAIN BOUNDARY IS APPROXIMATE.
- REFERENCE IS MADE TO A PLAN ENTITLED "JOSEPH G. PROIETTO LAND SUBDIVISION PLAN", PREPARED BY JOHN L. DZIEDZY INC., PLAN NO. 8286, DATED 01/22/1993, LAST REVISED 03/14/1993, AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE PLAN NO. 840 PAGE 191.

ZONING REQUIREMENT

	REQUIRED	EXISTING
LI - LIMITED INDUSTRIAL DISTRICT		
MIN. LOT AREA	N/A	19,783 S.F.
MIN. FRONT YARD SETBACK	25 FT.**	0 FT.
MIN. SIDE YARD SETBACK	10 FT.**	0 FT.
MIN. REAR YARD SETBACK	15 FT. (25 FT. RESIDENTIAL)***	20.6 FT.
MAX. BUILDING COVERAGE	50%	47.5%
MAX. IMPERVIOUS SURFACES	75%	98.0%**
* EXISTING NON-CONFORMING		
BR-2 BOROUGH RESIDENTIAL DISTRICT TWO		
MIN. LOT AREA	1,800 S.F.	2,250 S.F.
MIN. LOT WIDTH	15 FT.	31.7 FT.
MIN. FRONT YARD SETBACK	15 FT.****	N/A
MIN. SIDE YARD SETBACK	7 FT.*****	N/A
MIN. REAR YARD SETBACK	25 FT.	N/A
MAX. BUILDING COVERAGE	40%	N/A
MAX. IMPERVIOUS SURFACES	50%	100%*
* EXISTING NON-CONFORMING		

** EXCEPT WHERE A BUILDING LINE HAS BEEN ESTABLISHED, THEN THE BUILDING LINE OF THE MAJORITY OF THE BUILDINGS ON THAT SIDE OF THE BLOCK SHALL BE USED.
 *** EXCEPT WHERE THE PROPERTY ADJOINS A RESIDENTIAL USE OR DISTRICT, THEN THE SETBACK SHALL BE INCREASED TO 15 FEET.
 **** EXCEPT WHERE THE PROPERTY ADJOINS A RESIDENTIAL USE OR DISTRICT, THEN THE SETBACK SHALL BE INCREASED TO 25 FEET.
 ***** EXCEPT WHERE A BUILDING LINE HAS BEEN ESTABLISHED, THEN THE BUILDING LINE OF THE MAJORITY OF THE BUILDINGS ON THAT SIDE OF THE BLOCK SHALL BE USED. NO CASE SHALL THE SETBACK BE LESS THAN 10 FT. FROM THE FACE OF CURB.
 ***** 7 FT. FOR END UNITS, NOT MORE THAN 8 SINGLE FAMILY ATTACHED DWELLING UNITS PER SERIES SHALL BE PERMITTED.
 REFER TO THE BOROUGH OF CONSHOHOCKEN ZONING ORDINANCE FOR COMPLETE TEXT OF ALL REGULATIONS.

PROPERTY OWNER
 JOHN J. STALEY SR., JOSEPH F. STALEY, & JOHN J. STALEY, JR.
 224 FOX RUN ROAD
 KING OF PRUSSIA, PA 19406

EQUITABLE OWNER
 CRAFT CUSTOM HOMES, LLC
 541 E. HECTOR ST.
 CONSHOHOCKEN, PA 19406

PROPERTY INFORMATION

1	DEED REF. 8292-2291 PARCEL ID. 05-00-02200-00-9	SITE ADDRESS: 261-263 E. ELM STREET CONSHOHOCKEN, PA 19428
2	DEED REF. 8292-2291 PARCEL ID. 05-00-02196-00-4	

IMPERVIOUS COVERAGE

	EXISTING	
1 BUILDING	3,249 S.F.	47.5%
ASPHALT/CONCRETE	10,224 S.F.	50.7%
TOTAL	13,473 S.F.	
2 ASPHALT	2,550 S.F.	100.0%

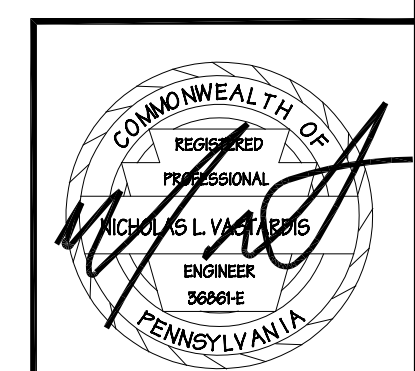
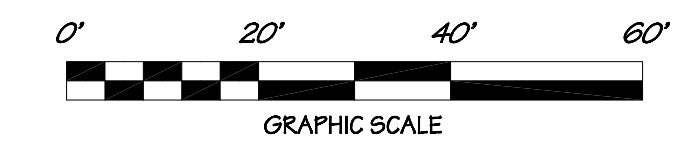
LEGEND

--- 60	EXIST. 5' CONTOURS
--- 10	EXIST. 1' CONTOURS
---	EXIST. BOUNDARY LINE
---	EXIST. RIGHT-OF-WAY
---	EXIST. BUILDING SETBACK LINE
---	EXIST. FLOODPLAIN BOUNDARY
---	EXIST. WATER LINE
---	EXIST. UNDERGROUND GAS LINE
---	EXIST. SANITARY SEWER LINE
---	EXIST. OVER-HEAD ELECTRIC LINE
X 87.4	EXIST. SPOT ELEVATION
X DS 58.07	EXIST. DOOR SILL ELEVATION
WS	EXIST. WATER SERVICE
WV	EXIST. WATER VALVE
SH	EXIST. SANITARY MANHOLE
CO	EXIST. CLEANOUT
UP	EXIST. UTILITY POLE
---	ZONING DISTRICT BOUNDARY LINE

SHEET INDEX

EXISTING CONDITIONS PLAN	SHEET 1
DEMOLITION PLAN	SHEET 2
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN	SHEET 3*
EROSION AND SEDIMENTATION CONTROL PLAN	SHEET 4
DETAIL SHEET 1	SHEET 5
DETAIL SHEET 2	SHEET 6
LANDSCAPE AND LIGHTING PLAN	SHEET 7

*TO BE RECORDED



NICHOLAS L. VASTARDIS, P.E.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1773. NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA ACT 772 (1980) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

OSHA 1926.651 SPECIAL EXCAVATION REQUIREMENTS (A) PRIOR TO OPENING AN EXCAVATION, EMPLOYER SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND UTILITIES EXIST. THESE UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, ELECTRIC LINES, GAS LINES, SANITARY SEWERS, AND ALL OTHER LINES WHICH COULD BE DAMAGED BY THE EXCAVATION. THE LOCATION OF ALL UTILITIES SHALL BE DETERMINED AND MARKED BY THE EXCAVATOR. THE EXCAVATOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES WHICH ARE DAMAGED BY THE EXCAVATION. PENNSYLVANIA ACT 772 (1980) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PA ONE CALL
 SERIAL NO. 20203270139
 TAX PARCEL ID. FOLIO #05-00-02200-00-9
 TAX PARCEL ID. FOLIO #50-00-02196-00-4

1	12-09-20	ADDITIONAL INFORMATION ADDED PER BOROUGH REQUEST
NUM.	DATE	REVISION

VASTARDIS CONSULTING ENGINEERS, LLC
 29 Harvey Lane | Malvern, PA 19356 | Ph: 610.644.9663 | Fax: 610.644.3709 | Email: vcello@verizon.net

PLAN PREPARED FOR:
CRAFT CUSTOM HOMES, LLC
 261-263 E. ELM STREET
 BOROUGH OF CONSHOHOCKEN MONTGOMERY COUNTY PENNSYLVANIA

DRAWN BY	SDI
CHECKED BY	NY
DATE	11-25-20
SCALE	1"=20'

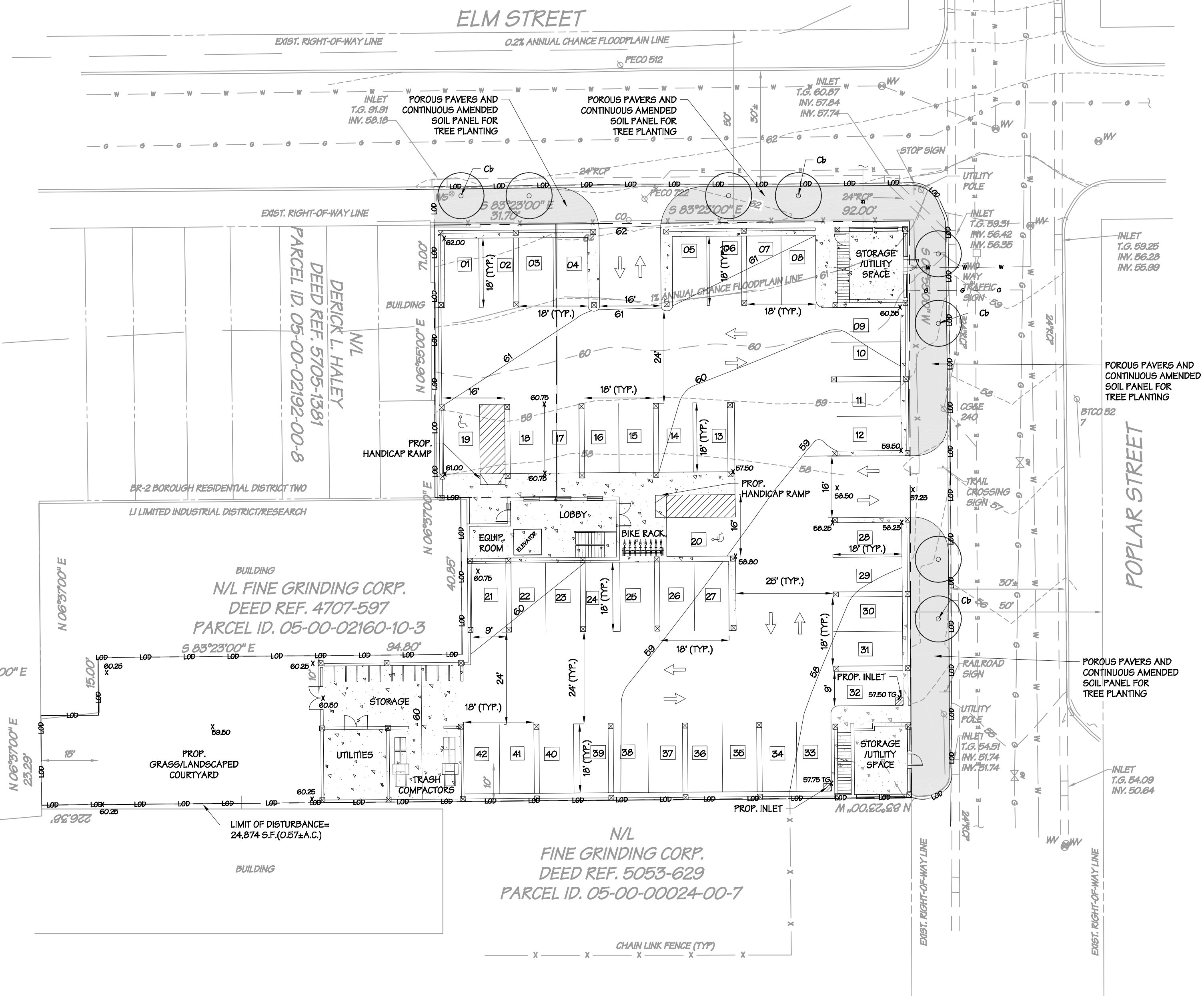
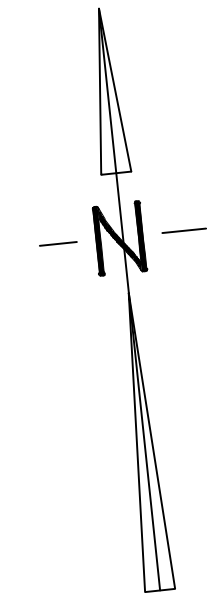
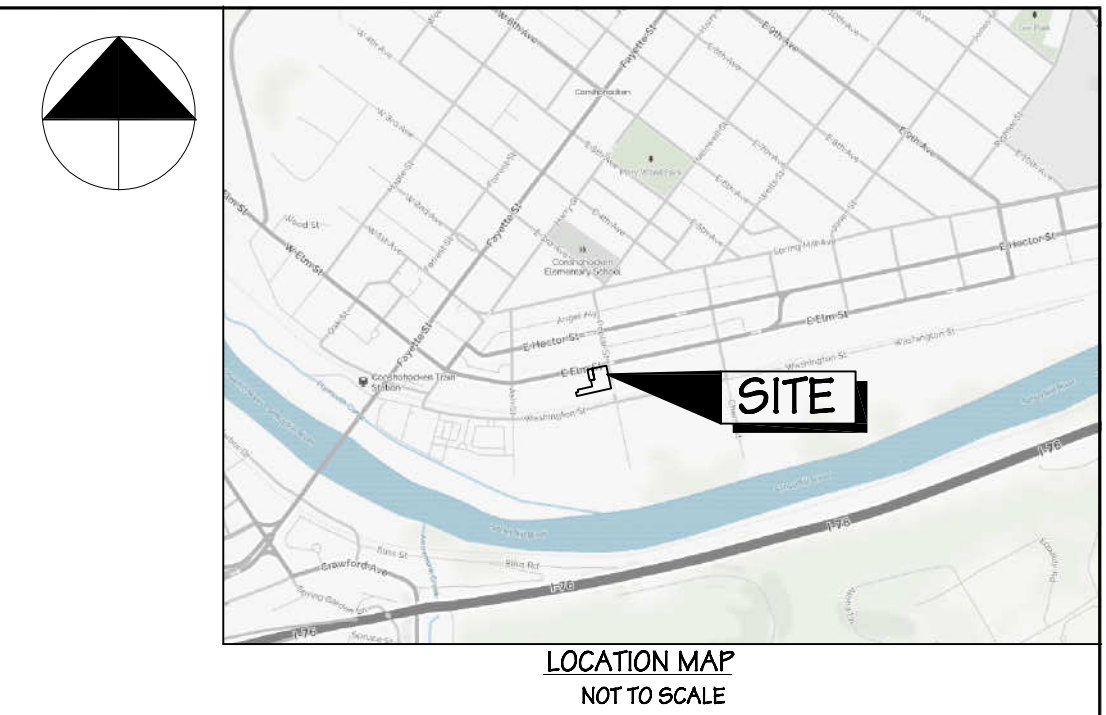
EXISTING CONDITIONS PLAN

SHEET 1 OF 7

LANDSCAPE PLAN

GENERAL NOTES

- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON AUGUST 29, 2018.
- HORIZONTAL BEARINGS ARE ASSUMED FROM AZIMUTH READINGS. VERTICAL DATUM IS REFERENCED TO NAVD83.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC).
- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLC SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLC HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
- THIS PROPERTY IS LOCATED WITHIN THE FEMA DESIGNATED FLOOD ZONE AND IS THEREFORE LOCATED WITHIN THE BOROUGH FLOOD PLAN CONSERVATION DISTRICT.
- CONTRACTOR SHALL MAKE SURE ANY MUD, DIRT, OR DEBRIS THAT REACHES THIS OR ANY ADJOINING ROAD AS A RESULT OF THIS PROJECT WILL BE REMOVED IMMEDIATELY. SHOULD THIS BE INEFFECTIVE, A STABILIZED CONSTRUCTION ENTRANCE WILL BE NECESSARY.
- CONTRACTOR MUST VERIFY THE DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK AS PER ACT 187. CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITY SERVICE AT LEAST 3 DAYS PRIOR TO ANY EARTHMOVING, DEMOLITION, OR CONSTRUCTION.
- SOME OF THE EXISTING FOUNDATION AND BUILDING WALLS ARE BEING USED FOR THE NEW PROPOSED BUILDING.
- ALL NEW ELECTRICAL SERVICES SHALL BE UNDERGROUND.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE QUALITY AND CORRECTNESS OF COMPLETED WORK. THE PROPERTY OWNER MAY DESIGNATE A CONTRACTOR, CONSULTANT OR OTHER AGENT TO COORDINATE INSPECTIONS WITH THE BOROUGH. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL OUTSIDE CONSULTANT FEES INCURRED BY THE BOROUGH.
- ANY COMPLETED WORK THAT DOES NOT COMPLY WITH APPLICABLE STANDARDS SUCH AS THE AMERICANS WITH DISABILITIES ACT (ADA), PENNSYLVANIA CONSTRUCTION STANDARDS, OR THE BOROUGH OF CONSHOHOCKEN TYPICAL DETAILS SHALL BE REMOVED AND REPLACED. PROPERTY OWNERS ARE ENCOURAGED TO WITHHOLD PAYMENT FOR WORK PERFORMED UNTIL ALL WORK AND RESTORATIONS ARE ACCEPTED BY THE BOROUGH IN WRITING.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE BOROUGH STORMWATER MANAGEMENT ORDINANCE. SPECIFICALLY, ALL WORK SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF IN ACCORDANCE WITH MONTGOMERY COUNTY CONSERVATION DISTRICT REQUIREMENTS. FAILURE TO INSTALL AND MAINTAIN ACCEPTABLE EROSION CONTROLS WILL RESULT IN WORK STOPPAGES AND FINES IN ACCORDANCE WITH THE BOROUGH ORDINANCE.
- EROSION CONTROL INLET PROTECTION SHALL BE INSTALLED IN THE NEAREST DOWNSTREAM INLET OF ALL WORK SITES. PIPE TRENCHES SHALL BE PUMPED THROUGH A WATER FILTER BAG.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT. THE BOROUGH INSPECTOR WILL VERIFY THAT THE APPROPRIATE CONSTRUCTION DETAILS ARE BEING FOLLOWED AND THAT THE APPROPRIATE METHODS ARE BEING USED. THE BOROUGH INSPECTOR DOES NOT APPROVE ANY PHYSICAL PRODUCT UNTIL THE WORK IS COMPLETE. ANY PERCEIVED APPROVAL OF LAYOUT, FORMWORK, ETC., DOES NOT ABSOLVE THE CONTRACTOR FROM ENSURING THAT THE FINAL PRODUCT COMPLIES WITH ALL APPLICABLE STANDARDS.
- THE OWNER IS RESPONSIBLE FOR REPLACING ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION AND WILL BE REPLACED AT NO COST TO THE BOROUGH.

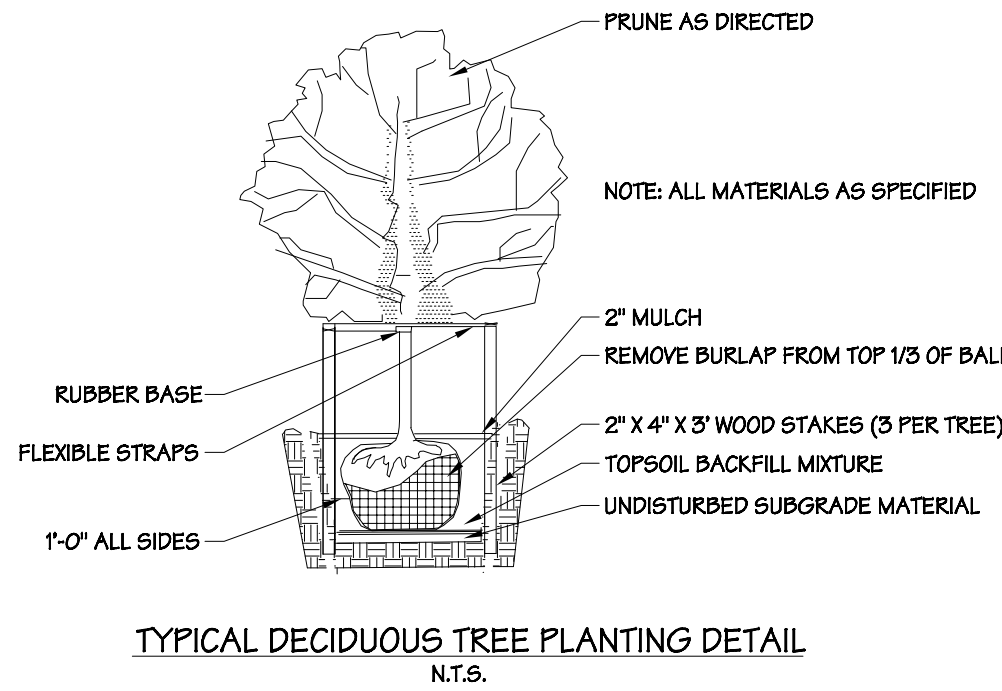


LANDSCAPE MATERIALS CHART

KEY	QUANTITY	BOTANICAL / COMMON NAME	SIZE	SPEC.
Cb	8	CARPINUS BETULUS 'FRANZ FONTAINE'	4-4.5"	B & B

LANDSCAPE NOTES:

- PLANT LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL STAKE LOCATIONS FOR APPROVALS BY THE OWNER PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- PROVIDE CONTINUOUS MULCH (2" THICK) IN ALL BEDDING AND GROUND COVER AREAS AND AT THE BASE OF SPECIMEN TREES.
- SIZES OF PLANT MATERIAL GIVEN ARE TO BE CONSIDERED MINIMUM.
- NO SUBSTITUTIONS FOR PLANT MATERIAL ARE ACCEPTABLE UNLESS APPROVED BY OWNER.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE, INCLUDING WATERING OF PLANT MATERIAL UNTIL JOB IS TURNED OVER TO OWNER.
- CONTRACTOR SHALL LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF TWENTY-FOUR INCHES (24") USING A CULTIVATOR OR SIMILAR EQUIPMENT. REMOVE STONES ONE TO ONE AND A HALF INCHES (1-1.5") IN ANY DIMENSIONS AND STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER.
- WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR SUSPECTED, SUCH AS RUBBLE FILL, UNACCEPTABLE TOPSOIL, ADVERSE DRAINAGE CONDITIONS OR OTHER OBSTRUCTIONS, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING BEFORE PLANTING ANY TREES, SHRUBS OR LAWN AREAS.
- TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS, FIBROUS ROOT SYSTEMS.
- TREES AND SHRUBS SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE FROM DISEASES AND INSECT INFESTATIONS.
- TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE PROJECT OR PROPERLY ACCLIMATED TO CONDITIONS OF THE LOCALITY OF THE PROJECT.
- ALL PLANTING BEDS SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH INSTALLED AT A MINIMUM DEPTH OF TWO INCHES (2").
- ALL CANOPY TREES MUST HAVE A SPREAD EQUAL TO FIFTY PERCENT (50%) OF THE HEIGHT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PLAN.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER AND/OR LANDSCAPE ARCHITECT.
- ALL SIZES AND GRADING STANDARD FOR PLANT MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF AMERICAN STANDARD OF NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC. AND APPROVED MAY 2, 1986 BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. OR THE LATEST REVISED EDITION OF THIS STANDARD.
- ANY TREE OR SHRUB THAT DIES WITHIN TWO GROWING SEASONS OF THE DEDICATION OF PUBLIC IMPROVEMENTS OF OCCUPANCY SHALL BE REPLACED. ANY TREE OR SHRUB WHICH WITHIN THE AFORESAID PERIOD IS DEEMED, IN THE OPINION OF AN AGENT AUTHORIZED BY THE TOWNSHIP, NOT TO HAVE SURVIVED OR GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE TOWNSHIP.
- CLEAR SIGHT TRIANGLES SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. WITHIN SUCH TRIANGLES, NO VISION OBSTRUCTING OBJECT SHALL BE PERMITTED WHICH OBSCURES VISION ABOVE THE HEIGHT OF TWENTY-FOUR INCHES (24") OR BELOW TEN FEET (10') MEASURED FROM THE CENTER LINE GRADE OF INTERSECTING STREETS. EACH SIDE OF THE SIGHT TRIANGLE SHALL BE A MINIMUM FIFTY FEET (50') MEASURED FROM THE POINT OF INTERSECTION ALONG EACH ROAD CENTER LINE.



LEGEND

- 60 --- EXIST. 5' CONTOURS
- 30 --- EXIST. 1' CONTOURS
- --- EXIST. BOUNDARY LINE
- --- EXIST. RIGHT-OF-WAY
- --- EXIST. BUILDING SETBACK LINE
- --- EXIST. FLOODPLAIN BOUNDARY
- W --- EXIST. WATER LINE
- G --- EXIST. UNDERGROUND GAS LINE
- S --- EXIST. SANITARY SEWER LINE
- OHE --- EXIST. OVERHEAD ELECTRIC LINE
- --- EXIST. WATER SERVICE
- --- EXIST. WATER VALVE
- --- EXIST. CLEANOUT
- --- EXIST. UTILITY POLE
- --- ZONING DISTRICT BOUNDARY LINE
- --- LIMIT OF DISTURBANCE
- 60 --- PROP. CONTOUR
- x 60.0 --- PROP. SPOT ELEVATION
- --- PROP. INLET

SOILS INFO.

U_{8B} - URBAN LAND - 0-8% SLOPES
WELL-DRAINED, 4-6 FEET THICK; COMPRISED OF SILTY CLAY LOAM.
TEXTURE, VARIES

- LIMITATIONS:
DEPTH TO SEASONAL HIGH WATER TABLE - 6-24"
DEPTH TO BEDROCK - 20-80"
ROAD SUBGRADE - VARIABLE
ROAD FILL - VARIABLE
TOPSOIL - VARIABLE
HYDROLOGIC SOIL CLASSIFICATION - NA

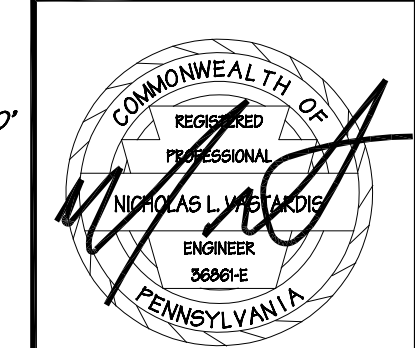
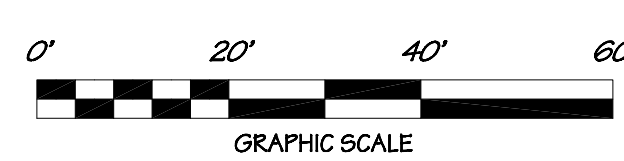


BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-942-7773. NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA ACT 172 (1988) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

OSHA 1926.656 SPECIAL EXCAVATION REQUIREMENTS (A) PRIOR TO OPENING AN EXCAVATION, EMPLOYER SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND UTILITIES ARE LIKELY TO BE ENCOUNTERED. AND IF SO, WHETHER SUCH UNDERGROUND UTILITIES ARE LOCATED. (B) THE INFORMATION OBTAINED FROM THE LOCATION OF UNDERGROUND UTILITIES SHALL BE DETERMINED AND WHEN IT IS UNDETERMINED, PROPER NOTICES SHALL BE PROVIDED FOR THE UTILITIES AND ALL UTILITIES OPERATORS SHALL BE ADVISED OF THE LOCATION AND DEPTH OF UTILITIES TO BE OPENED OR EXCAVATED. (C) THE 5-10-85 OSHA ACTUALLY APPLICABLE.

OUTSIDE PENNSA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-262-7100

PA ONE CALL
SERIAL NO. 20203270139
TAX PARCEL ID. FOLIO #05-00-02200-00-9
TAX PARCEL ID. FOLIO #50-00-02196-00-4



1	12-03-20	ADDITIONAL INFORMATION ADDED PER BOROUGH REQUEST
NUM.	DATE	REVISION

VASTARDIS
CONSULTING ENGINEERS, LLC
29 Harvey Lane | Mahan, PA 15266 | Ph: 610.644.9663 | Fax: 610.644.3709 | Email: vcellc@vcellc.com

PLAN PREPARED FOR:

CRAFT CUSTOM HOMES, LLC
261-263 E. ELM STREET

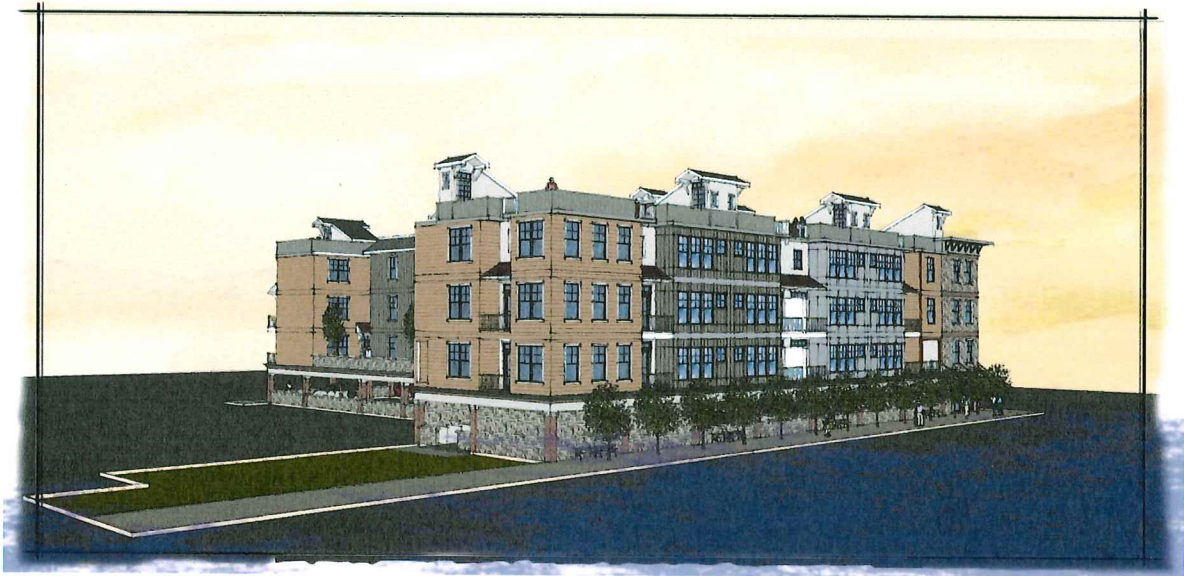
BOROUGH OF CONSHOHOCKEN MONTGOMERY COUNTY PENNSYLVANIA

LANDSCAPE AND LIGHTING PLAN

DRAWN BY	SDI
CHECKED BY	NY
DATE	11-25-20
SCALE	1"=20'

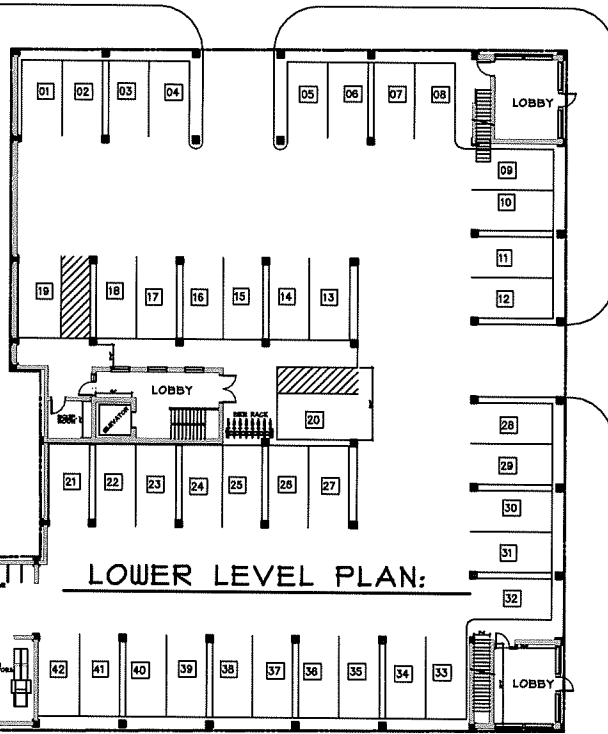
SHEET 7 OF 7

EXHIBIT PACKAGE



ELM STREET

POPLAR STREET



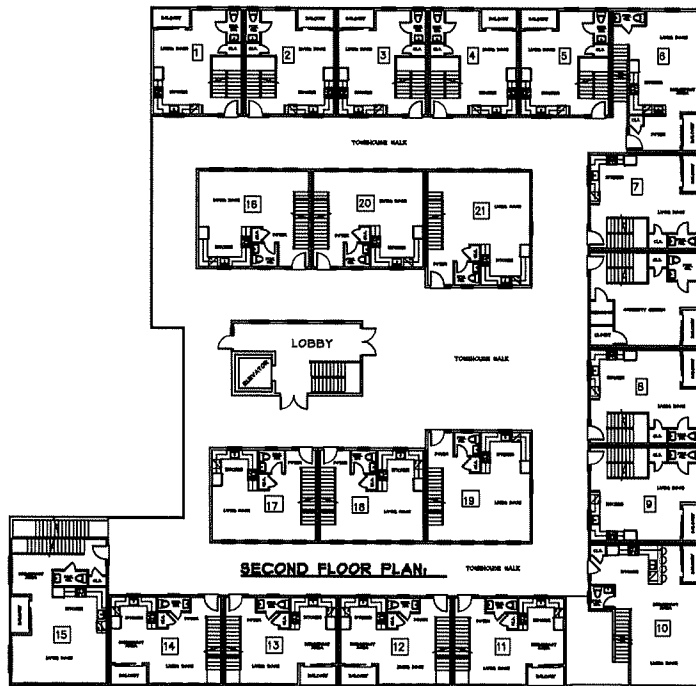
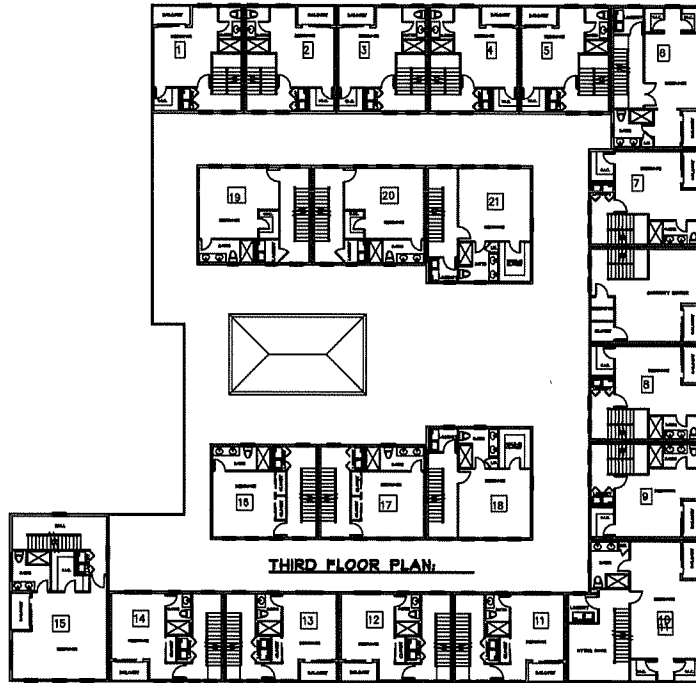
LOWER LEVEL PLAN:

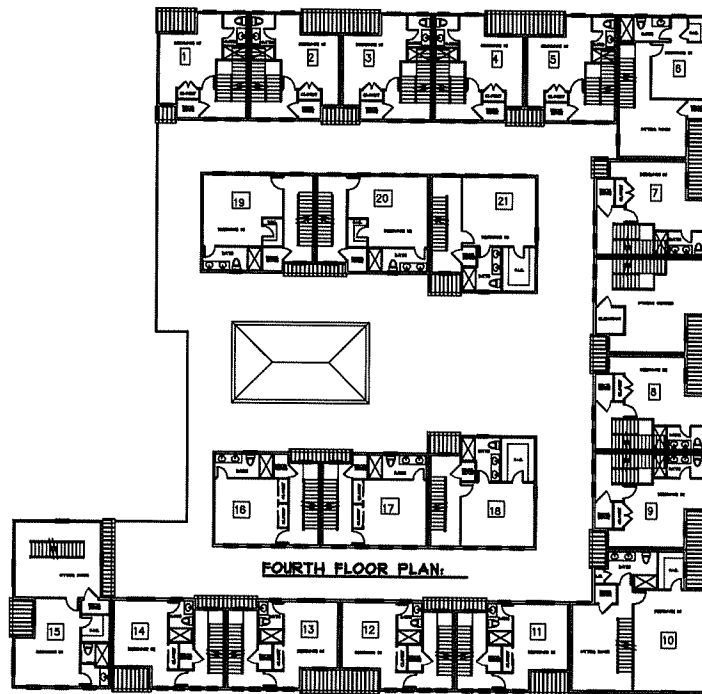
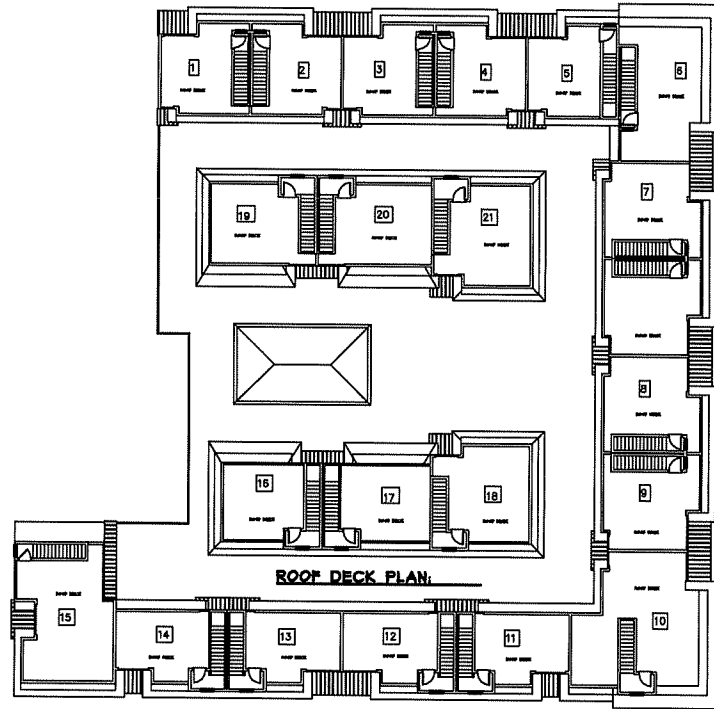
OPEN YARD/
DOG WALK

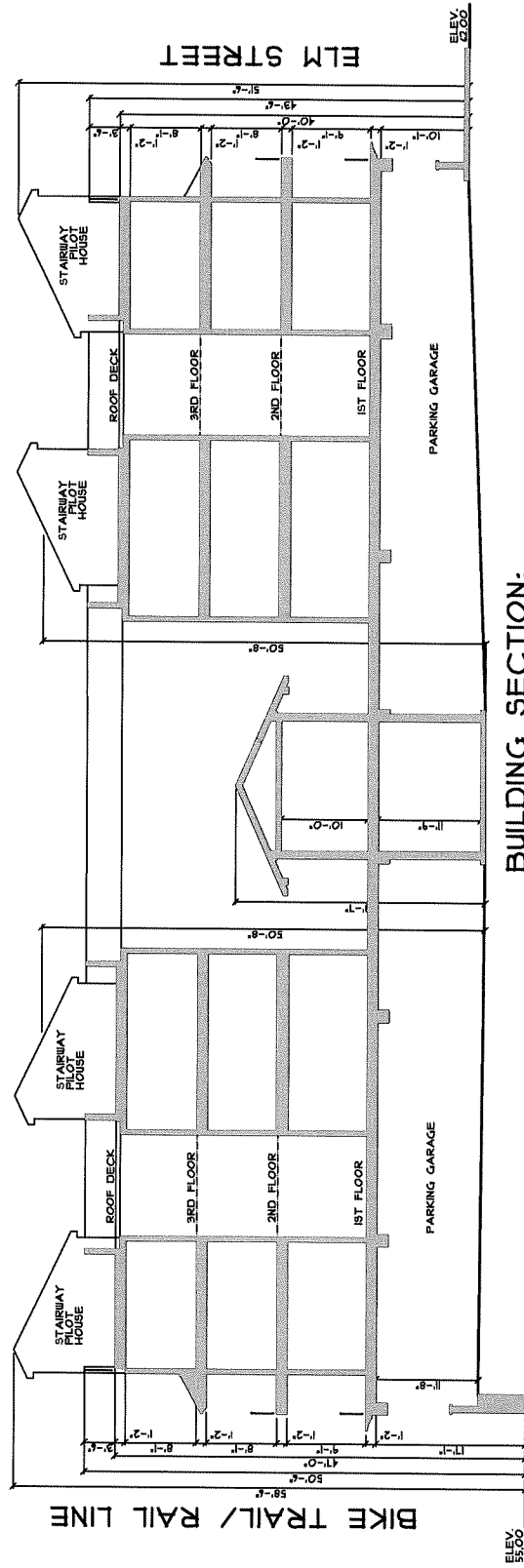
UTILITIES

BIKE PATH

RAILROAD LINE

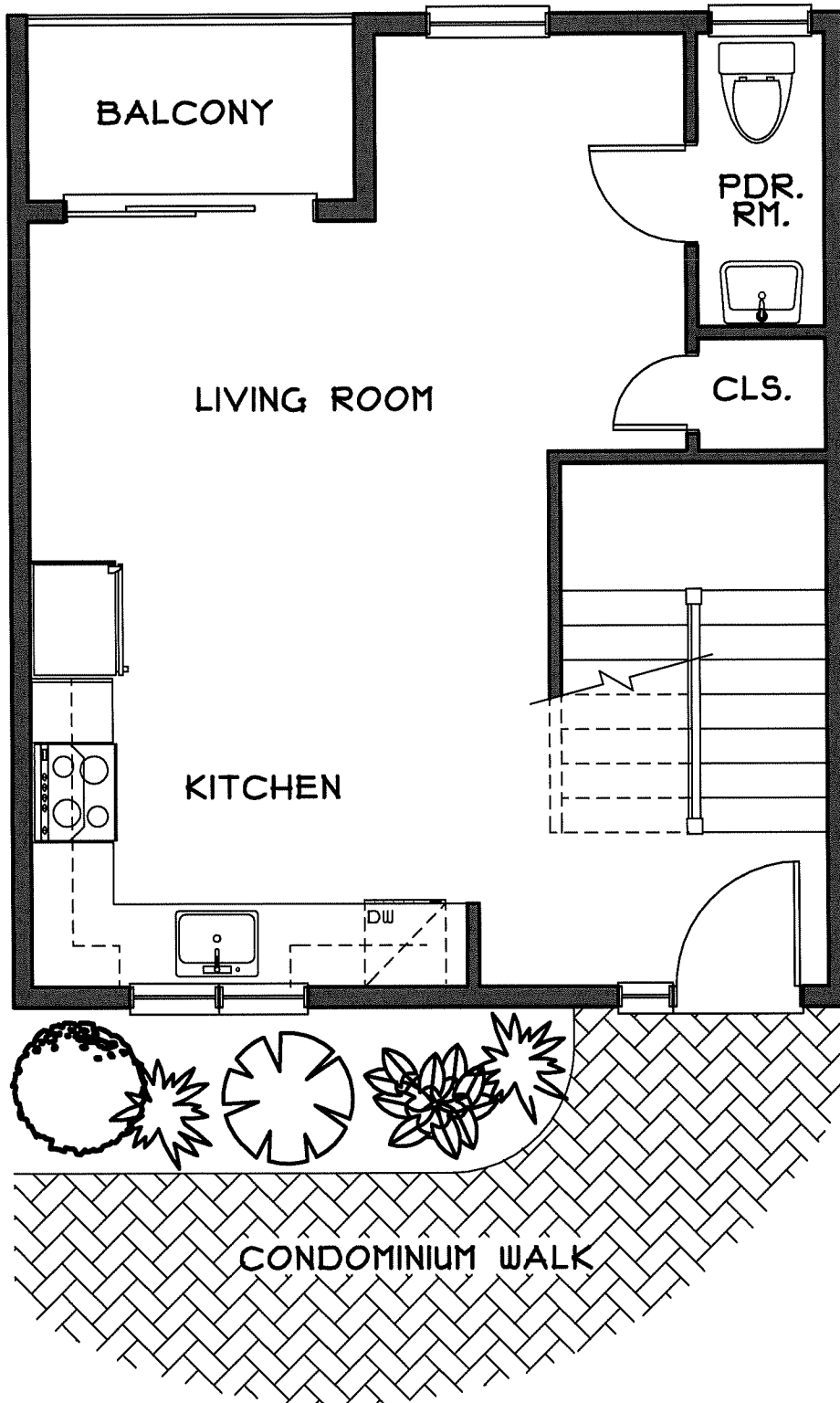






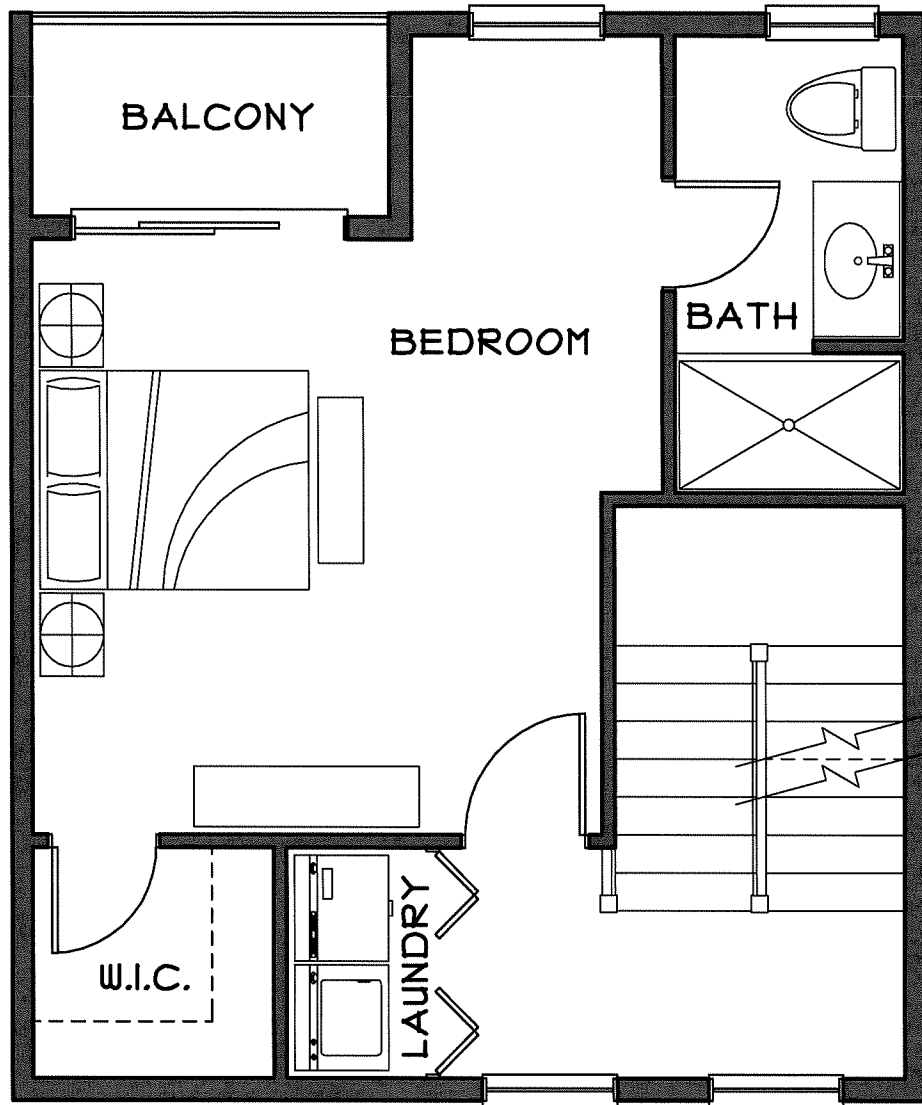
BUILDING SECTION:





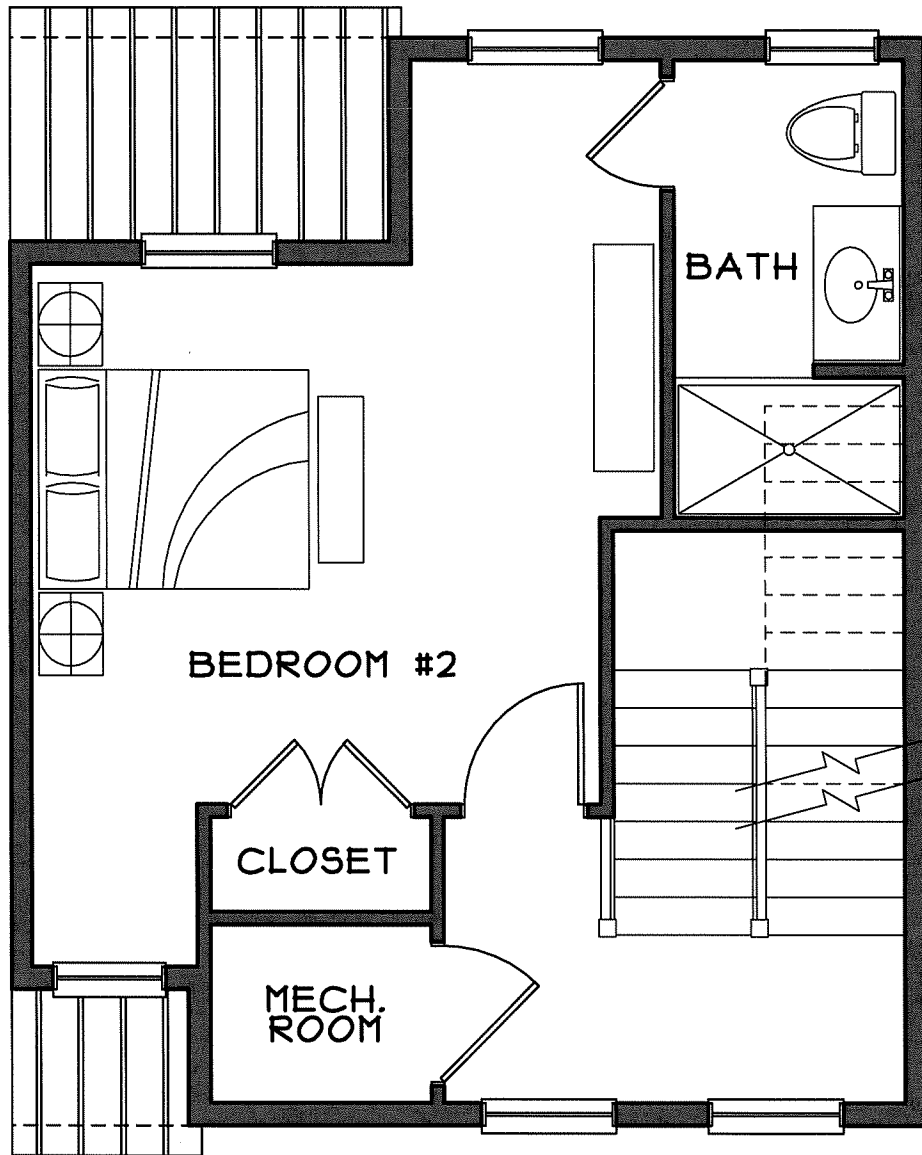
TYPICAL CONDOMINIUM FIRST FLOOR PLAN:

SCALE: 1/4" = 1'-0"



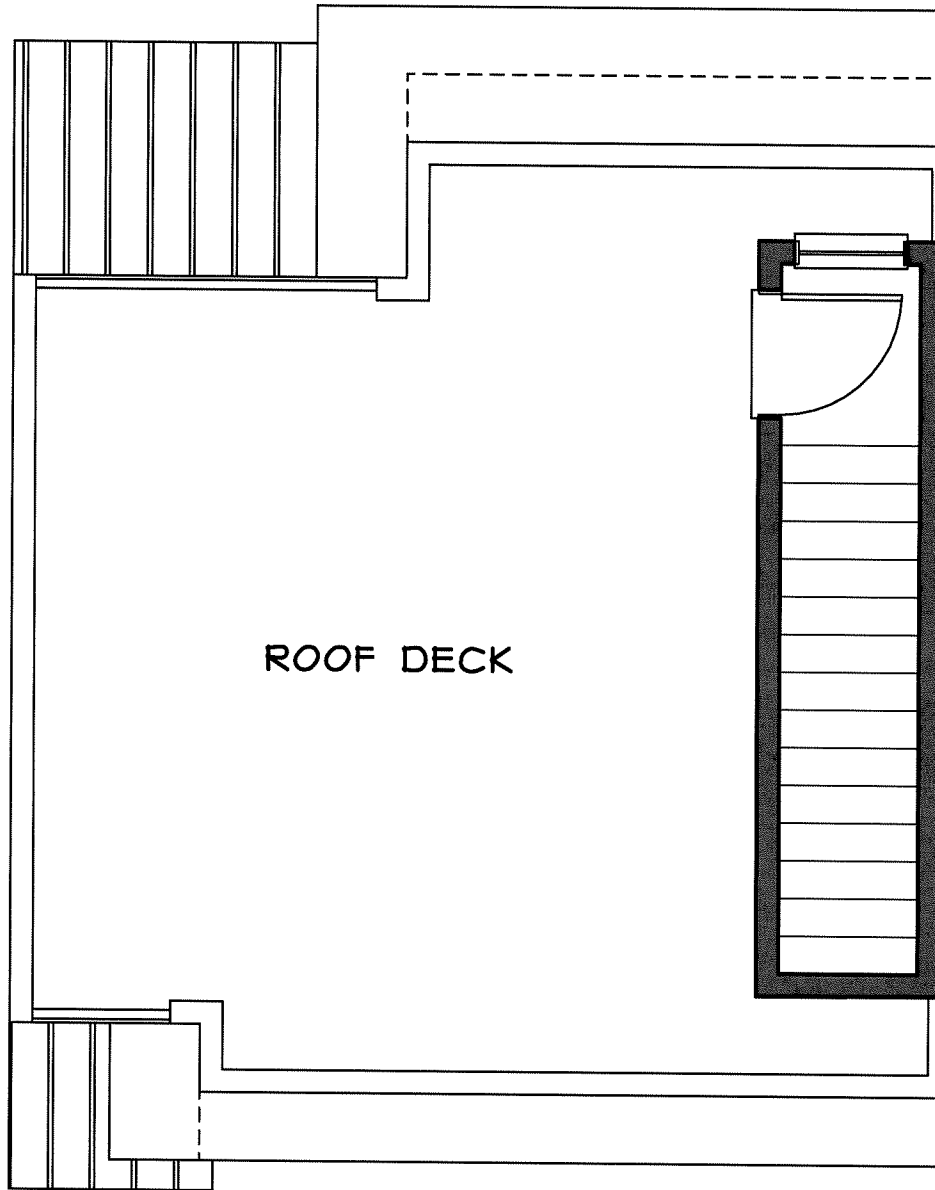
TYPICAL CONDOMINIUM SECOND FLOOR PLAN:

SCALE: 1/4" = 1'-0"



TYPICAL CONDOMINIUM THIRD FLOOR PLAN:

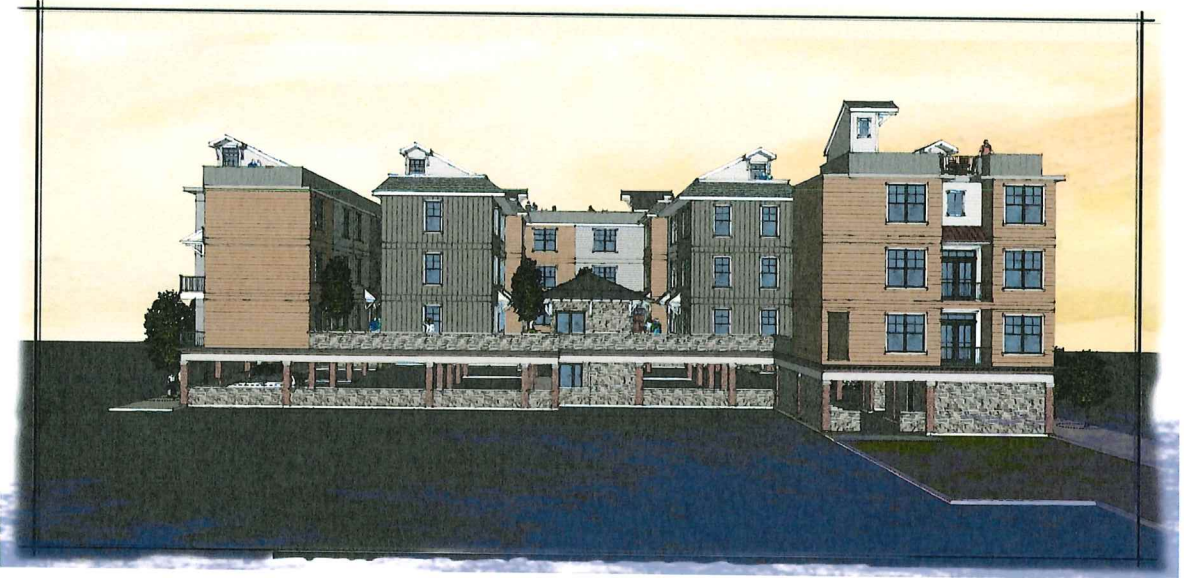
SCALE: 1/4" = 1'-0"



ROOF DECK

TYPICAL CONDOMINIUM ROOF PLAN:

SCALE: 1/4" = 1'-0"





AFTER



BEFORE



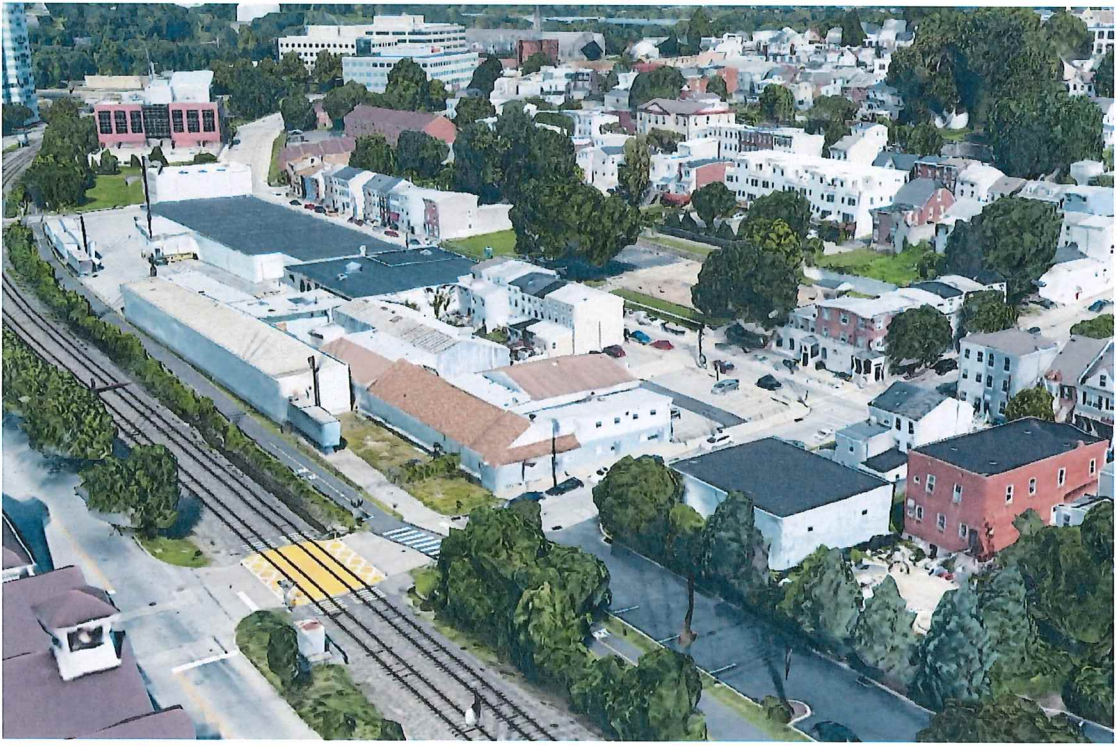
AFTER



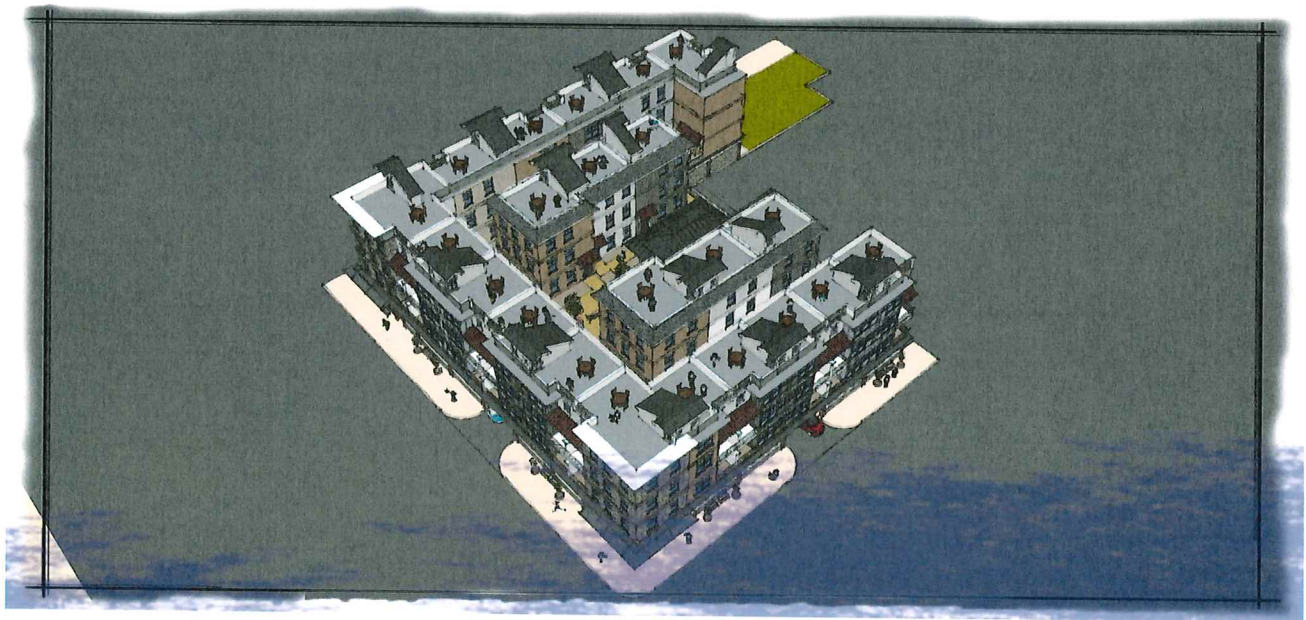
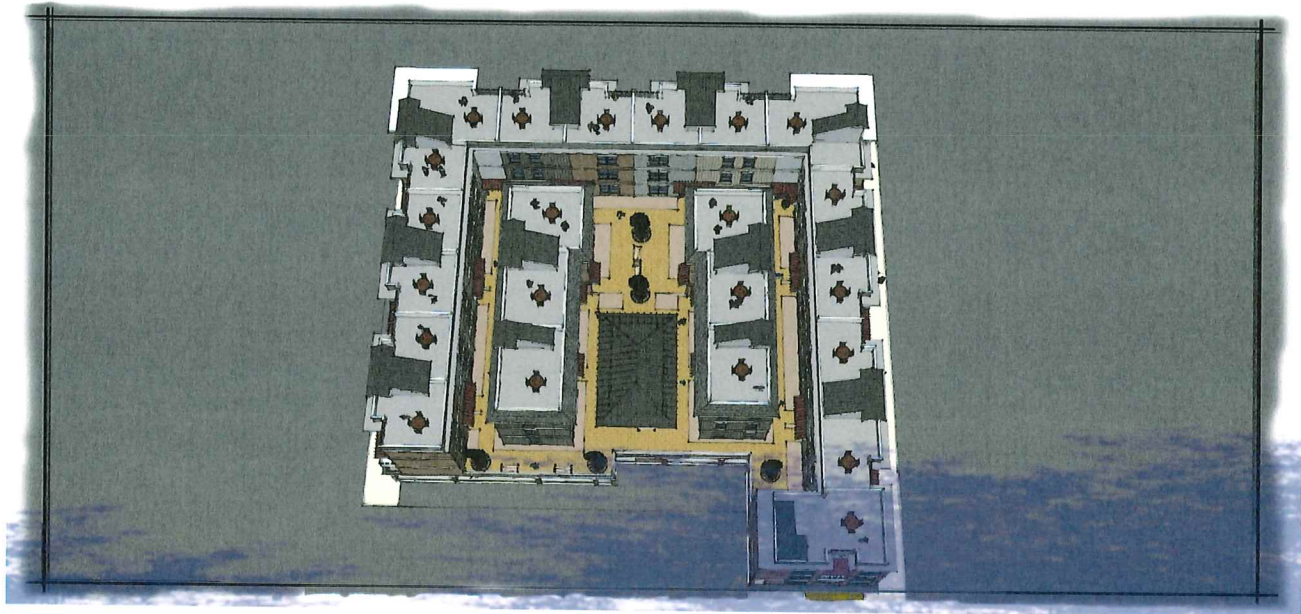
BEFORE



AFTER



BEFORE





AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE

TRIP GENERATION ANALYSIS



**HEINRICH & KLEIN
ASSOCIATES, INC.**

TRAFFIC ENGINEERING & PLANNING
1134 Heinrich Lane • Ambler, Pennsylvania 19002
215-793-4177 • FAX 215-793-4179

MEMORANDUM

TO: Ryan Alexaki
Craft Custom Homes, LLC

FROM: Andreas Heinrich, P.E., P.T.O.E.

DATE: July 16, 2020

RE: Traffic Generation Analysis
261-263 Elm Street
Borough of Conshohocken, Montgomery County, PA

As requested, please accept the results of this Traffic Generation Analysis for redevelopment of the property situated at 261-263 Elm Street in the Borough of Conshohocken, Montgomery County, Pennsylvania. The site is currently occupied by a commercial building comprised of 14,086 square feet of floor space. It is my understanding that it is proposed to redevelop the property for 21 multi-family residential dwelling units. It is proposed to provide 42 off-street parking spaces, with additional on-street parking in the surrounding neighborhood. Access will be provided via a driveway that will intersect Elm Street at a point west of Poplar Street, and a driveway that will intersect Poplar Street at a point south of Elm Street.

Based on the commercial floor area and the number of dwelling units, an estimate of the potential existing and projected traffic demand can be calculated. The anticipated traffic generation of the potential land uses is estimated from trip generation data compiled by the Institute of Transportation Engineers and documented in the publication entitled Trip Generation Manual⁽¹⁾. The Trip Generation Manual is a commonly accepted resource to establish traffic generation of various land uses. The attached Table 1 presents the estimated trip generation for the existing commercial uses versus the proposed residential development. The top half of Table 1 presents the calculated/average trip rates per 1,000 square feet of office floor space or per dwelling unit, while the bottom half of Table 1 presents the calculated number of trips in a daily basis, and on the basis of the weekday morning and weekday afternoon peak hours.

(1) Trip Generation Manual, 10th Edition, Institute of Transportation Engineers, Washington DC, 2017.

TABLE 1

**TRAFFIC GENERATION CHARACTERISTICS
261-263 ELM STREET
BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PENNSYLVANIA**

TRIP RATES⁽¹⁾

<u>Description</u>	<u>Daily</u>	<u>Morning Peak Hour</u>			<u>Afternoon Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
<u>CURRENT</u>							
Retail (6,735 SF) ⁽²⁾	37.75	0.58	0.36	0.94	1.83	1.98	3.81
General Office (4,704 SF) ⁽²⁾	9.74	1.00	0.16	1.16	0.18	0.97	1.15
Health/Fitness Club (2,647 SF) ⁽²⁾	NA	0.67	0.64	1.31	1.97	1.48	3.45
<u>PROPOSED</u>							
Multi-Family Housing (21 DU) ⁽³⁾	5.61	0.12	0.40	0.52	0.44	0.26	0.70

TRAFFIC VOLUMES

<u>CURRENT</u>							
Retail (6,735 SF)	254	4	2	6	12	14	26
General Office (4,704 SF)	46	4	1	5	1	4	5
Health/Fitness Club (2,647 SF)	NA	<u>2</u>	<u>1</u>	<u>3</u>	<u>5</u>	<u>4</u>	<u>9</u>
Total Trips	300 ⁺	10	4	14	18	22	40
<u>PROPOSED</u>							
Multi-Family Housing (21 DU)	118	3	8	11	9	6	15
Trip Reduction	182 ⁺	--	--	3	--	--	25

(1) Trip Generation Manual, 10th Edition, Institution of Transportation Engineers, Washington, D.C., 2017 (ITE Land Use Codes 820, 710, 492, and 220).

(2) Trips per 1,000 square feet (SF) of floor space.

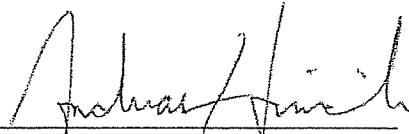
(3) Trips per dwelling unit (DU).

Ryan Alexaki
Craft Custom Homes, LLC
July 16, 2020
Page 2

As shown in Table 1, it is estimated that the existing commercial use of the building would be expected to generate a total of more than 300 trips per day (total inbound and outbound)⁽²⁾ with peak hour trip generation of 14 trips per hour during the weekday morning peak hour and 40 trips per hour during the weekday afternoon peak hour. It is estimated that redevelopment of the site for 21 multi-family residential dwelling units as proposed would generate a total of 118 trips per day (total inbound and outbound) with peak hour trip generation of 11 trips per hour during the weekday morning peak hour and 15 trips per hour during the weekday afternoon peak hour.

The net change in trip generation can be expected to result in a reduction in daily trip generation of more than 118 trips (total inbound and outbound)⁽²⁾, a reduction in morning peak hour trip generation of 3 trips, and a reduction in afternoon peak hour trip generation of 15 trips.

If you should have any questions, or wish to discuss these calculations in greater detail, please call me at your convenience.



Andreas Heinrich, P.E., P.T.O.E.
Principal

AH:rh

cc: Nicholas L. Vastardis, P.E.

⁽²⁾ *There is no weekday daily trip generation data available for Health/Fitness Clubs. The estimate of 300 daily trips is, therefore, a conservatively low estimate of the potential trip generation for the current use of the site; and, the estimated reduction of 118 trips for redevelopment of the site is understated.*

PARKING ASSESSMENT ANALYSIS



**HEINRICH & KLEIN
ASSOCIATES, INC.**

TRAFFIC ENGINEERING & PLANNING

1134 Heinrich Lane • Ambler, Pennsylvania 19002

215-793-4177 • FAX 215-793-4179

MEMORANDUM

TO: Ryan Alexaki
Craft Custom Homes, LLC

FROM: Andreas Heinrich, P.E., P.T.O.E.

DATE: August 31, 2020

RE: Parking Assessment
261-263 Elm Street
Borough of Conshohocken, Montgomery County, PA

In accordance with your request, please accept the results of this Parking Assessment for the re-development of the property at 261-263 Elm Street in the Borough of Conshohocken, Montgomery County, Pennsylvania. The site is currently occupied by a commercial building comprised of 14,086 square feet of floor space. It is my understanding that it is proposed to redevelop the property for 21 multi-family residential dwelling units. It is proposed to provide 42 off-street parking spaces, with additional on-street parking in the surrounding neighborhood. The site is located near the downtown area of the Borough taking advantage of the walkable streets and the proximity of public transportation provided within three blocks of the site via the Conshohocken Train Station of the SEPTA Manyunk/Norristown high-speed rail line, and the Route 97 bus which has a designated bus stop at the intersection of Elm Street and Poplar Street adjacent to the site. It is anticipated that many residents will have reduced reliance on automobiles for transportation, and that auto ownership will be reduced in comparison with the typical suburban multi-family residential development.

The parking supply requirement for a typical suburban multi-family residential development as proposed will result in the need for a total of up to 42 parking spaces based on parking demand indices published by the Eno Foundation for Transportation⁽¹⁾. This is based on a parking ratio of 2.0 parking spaces per dwelling unit for the two-bedroom units equals 42 parking spaces.

(1) *Parking, Eno Foundation for Transportation, Robert A. Weant and Herbert S. Levinson, Westport CT, 1990.*

It is my understanding, based on the nature and location of a proposed development, that relief has been granted in a growing number of municipalities from the typical requirement of 2.0 parking spaces per dwelling unit down to 1.5 parking spaces per dwelling unit or less, depending on the proximity of public transportation and pedestrian facilities. Applied to the proposed development, a ratio of 1.5 parking spaces per dwelling unit will result in the requirement for 32 parking spaces.

As noted previously, due to the nature of the proposed residential development and the proximity of pedestrian facilities and public transportation, it is anticipated that many residents will have reduced reliance on automobiles for transportation, and that auto ownership will be reduced in comparison with the typical suburban multi-family residential development. Recommended parking guidelines contained in the Manual of Best Practices for Transit-Oriented Development⁽²⁾ include a recommendation that parking requirements for sites within walking distance of a heavy rail, light rail and bus transit station should be reduced and that minimum on-site parking requirements should be avoided whenever possible. It is reported in Parking Generation⁽³⁾ that smart growth developments located within one-third of a mile of rail transit exhibit auto ownership rates of 1.0 to 1.3 vehicles owned, which is substantially lower than the national average of 2.0 vehicles per household per the 2000 U.S. Census. Data presented in the Parking Generation Manual⁽⁴⁾ indicates that multifamily housing (low-rise) developments located within one-half of a mile of rail transit exhibit a parking supply ratio of 0.6 parking spaces per dwelling unit in a dense multi-use urban setting, and 1.5 parking spaces per dwelling unit in general urban/suburban setting.

Finally, even without accounting for the availability of other modes of transportation and reduced auto ownership, which will result in a reduced parking demand for the proposed development, there is an available on-street parking supply, which overnight is available to the nearby surrounding residential neighborhood and during the day is available for use by commercial development in the area.

An inventory of the available parking supply in the immediate vicinity of the site indicates a total of 31 marked and unmarked parking spaces adjacent to the site – 22 marked parking spaces along Elm Street and 9 unmarked parking spaces along Poplar Street. While obviously available for use by residents and businesses in the neighborhood, some of these on-street parking spaces will also be available for residents of the proposed development.

(2) Manual of Best Practices for Transit-Oriented Development, NJDOT/NJ TRANSIT, September 2013.

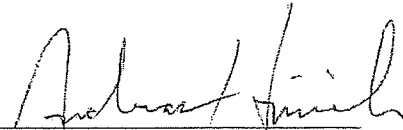
(3) Parking Generation, 3rd Edition, Institute of Transportation Engineers, Washington DC, 2004.

(4) Parking Generation Manual, 5th Edition, Institute of Transportation Engineers, Washington DC, January 2019.

Ryan Alexaki
Craft Custom Homes, LLC
August 31, 2020
Page 3

Conclusions

The foregoing Parking Assessment for the redevelopment of the of the property at 261-263 Elm Street in the Borough of Conshohocken, Montgomery County, Pennsylvania, demonstrates that provision of an off-street parking supply of 2.0 parking spaces per dwelling unit, as proposed, will provide a more than adequate parking supply for the proposed residential development with excess unused parking spaces likely to be available at all times.



Andreas Heinrich, P.E., P.T.O.E.
Principal

AH:rh

cc: Nicholas L. Vastardis, P.E.

AGREEMENT OF SALE

AGREEMENT OF SALE

THIS AGREEMENT is made and entered as of the Effective Date, by and between John J. Staley, Sr., Joseph F. Staley & John J. Staley, Jr. (collectively, "Seller"), and Craft Custom Homes LLC, Buyer or its assignee or nominee ("Purchaser").

BACKGROUND

Seller is the owner of a parcel of land located at 261 & 263 E Elm St, Conshohocken 19428, Montgomery County, Pennsylvania. Seller now desires to sell the land, and Purchaser desires to purchase the land, upon the terms and conditions set forth in this Agreement.

NOW THEREFORE, in consideration of the covenants and provisions contained herein and other good and valuable consideration, and intending to be legally bound hereby, the parties hereto agree as follows:

1. Agreement to Sell and Purchase. Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller, subject to the terms and conditions of this Agreement, the following: that certain tract or piece of land containing approximately .56 acres, more or less, and the improvements (if any) erected thereon, known as Parcel # 05-00-02200-009 & 05-00-02196-004 Borough Of Conshohocken, Montgomery County, Pennsylvania, together with (a) all easements, rights of way, licenses, privileges, hereditaments and appurtenances, if any, belonging to or inuring to the benefit of the land, (b) all right, title and interest of Seller in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front or abutting or adjoining the land, and (c) all application materials, proposed and approved parcel plans, the right to use all preliminary, final, recorded and architectural plans and working drawings, all development agreements and any court ordered stipulation agreements, all engineering reports, surveys, plans, soils reports, environmental inspections and reports, hazardous waste studies or reports, grading plans, street and storm drain, sewer, water, landscape and irrigation plans, utility company will serve letters, feasibility studies (both physical and economic) relating to the development of the property, documents, studies and statements, and all agreements with consultants who performed work with respect to the development of the land (collectively, "Premises"). All existing Structures are included in the Purchase Price.

2. Purchase Price; Deposit. The purchase price for the Premises (the "Purchase Price") shall be

(a) This Agreement shall be deemed effective on the later date that Purchaser and Seller fully execute and initial revisions to this Agreement ("Effective Date"). Purchaser shall within five (5) business days of the Effective Date deliver to Aaron Abstract Inc. ("Escrow Agent") the sum of the Escrow Agent shall hold the Deposit in escrow pursuant to SECTION 14.

(b) The remaining portion of the Purchase Price, plus or minus Closing adjustments, at Closing (hereinafter defined) by title company check or wired funds.

(c) In the event Purchaser does not receive Seller's executed copies of this agreement on or before August 2, 2019 this agreement shall be null and void at Purchaser's sole option, and Purchaser shall have no obligation hereunder.

3. Investigation. Purchaser, at Purchaser's expense, shall have a period of ninety (90) days from the Effective Date (the "Investigation Period") in which to satisfy itself as to the condition of the Premises including, but not limited to, environmental conditions, soil conditions, wetlands, floodplains, the proximity and availability of utility services, suitability for Purchaser's intended use, the status and content of any development approvals, any conditions thereof, zoning and to inspect, survey, measure, take test borings or soil samples or appraise the Premises. Purchaser, and Purchaser's agents, employees and representatives, shall have the right to enter upon the Premises at all reasonable times between the Effective Date and Closing to conduct any and all of such tests in connection therewith as it deems reasonably necessary, provided the Premises is returned to substantially the same condition as existed prior to entry by Purchaser or Purchaser's agents, employees and representatives. Purchaser shall have the right to perform Phase I and Phase II environmental site assessment testing at the Premises and if, in Purchaser's sole discretion, based on the advice of Purchaser's environmental consultant, a Phase II environmental site assessment is warranted, the Investigation Period shall be automatically extended for an additional period of thirty (30) days. Purchaser shall notify Seller in writing that Purchaser intends to perform a Phase II environmental site assessment and provide Seller with the new expiration date for the Investigation Period.

Purchaser further agrees to indemnify and save Seller harmless from all claims asserted against Seller as a result of injury or damage caused by Purchaser's activities upon the Premises. Purchaser's obligation to indemnify and save Seller harmless shall survive Closing or earlier termination of this Agreement.

Prior to entry upon the Premises, Purchaser shall provide Seller with reasonable proof of liability insurance in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, Two Million Dollars (\$2,000,000.00) aggregate, covering Purchaser's activities on the Premises and naming Seller as an additional insured.

Purchaser shall have the right to terminate this Agreement at any time during the Investigation Period for any reason and for no reason, in its sole discretion, by delivery of written notice of such termination to the Seller prior to the expiration of the Investigation Period.

In the event the Purchaser shall fail to give such timely notice of termination then the Purchaser shall be deemed to have waived this condition, and this Agreement shall remain in full force and effect (subject, nevertheless, to all other conditions and contingencies set forth herein). In the event that the Purchaser shall terminate this Agreement pursuant to this paragraph 3, this Agreement shall be null and void, the Deposit shall be promptly returned to Purchaser, and the parties hereto shall be released from any and all further liability or obligation hereunder (except for any obligations which expressly survive Closing or the earlier termination of this Agreement).

4. Condition of Title.

(a) Title to the Premises shall be good and marketable, and free and clear of all liens, restrictions, easements, encumbrances, leases, tenancies and other title objections except for the

"Permitted Encumbrances" (as hereafter defined). In addition, such title shall be insurable under an ALTA Owner's Policy, Form B, Amended 1992, as aforesaid by any reputable title insurance company at regular rates. Seller, at Seller's expense, shall take all necessary steps required by Purchaser's title insurance company to permit the issuance to Purchaser without additional premium of a title insurance policy without exceptions for mechanics liens or bulk sales clearances, and Seller shall be solely liable for any roll-back taxes payable at Closing pursuant to the Pennsylvania Farmland and Forest Land Assessment Act of 1974, 16 P.S. §11941 ("Act 319"), or any similar statute or regulation requiring the payment of accrued or deferred taxes upon any change in use.

(b) Purchaser shall order a commitment to insure title ("Commitment") for the Premises prior to the expiration of the Investigation Period, and shall send Seller a copy of the Commitment within five (5) business days following Purchaser's receipt of the Commitment with copies of all exceptions, together with a list of all title objections and exceptions disclosed in the Commitment which interfere with Purchaser's proposed development and use of the Premises and are not acceptable to Purchaser ("Purchaser's Title Objections"); all other title exceptions shown on the Commitment and not identified as unacceptable by Purchaser are herein referred to as the ("Permitted Encumbrances"). Seller shall have five (5) days following the date of receipt of Purchaser's Title Objections to notify Purchaser of Seller's unwillingness or inability to deliver title free and clear of Purchaser's Title Objections, in which event Purchaser shall have the option, by notice to Seller within ten (10) business days after receipt of Seller's notification, to either accept such title to the Premises as Seller can provide (other than monetary liens of an ascertainable amount, which shall be paid by Seller at Closing from the Purchase Price) or to terminate this Agreement and have the Deposit returned to Purchaser within five (5) business days of Purchaser's notice and neither party shall have any obligations to the other. Failure by Seller to notify Purchaser of Seller's inability or unwillingness to deliver title subject only to the Permitted Encumbrances within such 5-day period shall constitute Seller's agreement to deliver title at Closing subject only to the Permitted Encumbrances and free and clear of Purchaser's Title Objections.

(c) Without Purchaser's prior written consent, Seller shall take no action after the Effective Date hereof to voluntarily subject the Premises to any additional title exceptions not disclosed on the Commitment.

(d) Purchaser shall have the right, in Purchaser's discretion, to have a survey of the Premises prepared (or, if Seller has an existing survey in Seller's possession, to have Seller's survey revised and updated), at Purchaser's expense, prior to the expiration of the Due Diligence Period (as hereinafter defined). If Purchaser elects to obtain such a survey and the survey reveals any exceptions to title not disclosed by the Commitment, Purchaser shall forward a copy of the survey and a list of such additional title objections and exceptions ("Purchaser's Additional Title Objections") to Seller prior to the end of the Due Diligence Period (as hereinafter defined), and Seller shall have five (5) days following receipt of the survey and Purchaser's Additional Title Objections to notify Purchaser of Seller's unwillingness or inability to deliver title free and clear of Purchaser's Additional Title Objections, in which event Purchaser shall have the option, by notice to Seller within ten (10) business days after receipt of Seller's notification, to either accept such title to the Premises as Seller can provide (other than monetary liens of an ascertainable amount, which shall be paid by Seller at Closing from the Purchase Price) or to terminate this Agreement and have the Deposit returned to Purchaser within five (5) business days of Purchaser's notice and neither party shall have any obligations to the other.

5. Representations and Warranties of Seller. Seller, to induce Purchaser to enter into this Agreement and to purchase the Premises, represents and warrants to Purchaser as follows:

(a) Authority, Consent, Conflicts. Seller has full capacity to execute, deliver and comply with this Agreement and any other document or instrument relating thereto or the transactions contemplated hereby. No consent, approval or other authorization of or by any court, administrative agency or other governmental or quasi-governmental authority is required in connection with Seller's execution and delivery of or compliance with this Agreement. The execution and delivery of this Agreement, the consummation of the transaction contemplated hereby and the compliance with the terms and conditions hereof will not conflict with, or result in a breach of any mortgage, lease, agreement or other instrument which will remain in effect at Closing, or any applicable law, judgment, order, writ, injunction, decree, rule or regulation of any court, administrative agency or other governmental authority to which Seller is a party or by which it or its properties is bound.

(b) Regulatory Compliance. Seller has complied with all applicable federal, state and local laws, regulations and ordinances affecting the Premises, including, but not limited to, zoning and building codes. Seller has received no notice from any governmental authority of any violations of any federal, state or local law, regulation or ordinance affecting any portion of the Premises, which remains uncorrected. Prior to Closing Seller shall cure or resolve to Purchaser's reasonable satisfaction (if such violation can be cured or resolved by payment of money) any other violation of which Seller receives written notice prior to the Closing, or which results from any inspection of the Premises which occurs prior to Closing. The current zoning classification of the Premises is Limited Industrial (with a Residential Overlay).

(c) Litigation. There is no action, suit or proceeding pending or, to the knowledge of Seller, threatened, and Seller as of the Effective Date shall not initiate any of the same, against or affecting the Premises or any portion thereof or relating to or arising out of the ownership, management or operation of the Premises in any court or before or by any federal, state or local department, commission, board, bureau or agency or other governmental instrumentality.

(d) Public Improvements. No assessment for public improvements has been served upon the Seller with respect to the Premises which remains unpaid, including, but not limited to, those for construction of sewer, water, electric or gas lines and mains, streets, sidewalks and curbing. Seller shall be responsible for the assessments and charges that are imposed on Seller or the Premises up to and including the day of Closing. Seller knows of no public improvements, which have been ordered to be made, and/or which have not heretofore been completed, assessed and paid for.

(e) Condemnation. Seller has not received any notice of any condemnation proceeding or other proceeding in the nature of eminent domain with respect to the Premises, and to the best of Seller's knowledge no such proceedings are threatened.

(f) Environmental Disclosures. To the best of Seller's knowledge, the Premises has never been used for the disposal of refuse or waste, or for the generation, processing, manufacture, storage, handling, treatment or disposal of any hazardous or toxic waste, substance, petroleum product or material ("Hazardous Substance"). To the best of Seller's knowledge, no (i) asbestos-containing materials, or (ii) machinery, equipment or fixtures containing polychlorinated biphenyls (PCBs), or (iii) storage tanks for gasoline or any other substance, or (iv) urea formaldehyde foam insulation, have been installed, used, stored, handled or located on the Premises. To the best of Seller's knowledge, no Hazardous Substance has been installed, used, stored, handled or located on the

Premises which, if found on the Premises or improperly disposed of off the Premises, would subject the owners or occupants of the Premises to damages, penalties, liabilities or an obligation to perform any work, cleanup, removal, repair, construction, alteration, demolition, renovation or installation on or in connection with the Premises ("Environmental Cleanup Work") in order to comply with any federal, state or local law, regulation, ordinance or order concerning the environmental state, condition or quality of the Premises ("Environmental Law") applicable to owners, operators or developers of real property. To the best of Seller's knowledge, no notice from any governmental body has ever been served upon Seller, its agents or employees, or, to the best of Seller's knowledge, any occupant or prior owner of the Premises, claiming any violation of any Environmental Law, or requiring or calling attention to the need for any Environmental Cleanup Work on or in connection with the Premises in order to comply with any Environmental Law. Neither Seller, its agents or employees, nor, to the best of Seller's knowledge, any occupant or prior owner of the Premises, has ever had any reason to believe that any violation notice or corrective work order was about to be issued with respect to the Premises. Seller shall indemnify, hold harmless, and at Purchaser's request, defend Purchaser against all damage, claim, liability, personal injury, loss or expense, including any attorneys' and professional fees, and any court costs and litigation expenses, in connection with or arising out of any misrepresentation by Seller under this subparagraph.

(g) Leases and Other Agreements. There are leases currently at the property. The Seller will not enter into a new lease or extend any lease, however the Seller may enter into a month to month lease with the current tenants with a 60 day notice to terminate. There are no other occupancy agreements (except current leases), licenses, agreements of sale, options or similar agreements of any kind affecting the Premises, and neither Seller nor, to the best of Seller's knowledge, any prior owner of the Premises has made any commitments, written or verbal, to any persons or entities in any way affecting the Premises or any aspect of the development thereof except as disclosed to Purchaser in writing prior to execution hereof. There are no management, service, equipment, supply, maintenance or concession agreements with respect to or affecting the Premises which will remain in effect after Closing. Seller agrees that as of the Effective Date Seller will not enter into any agreement financial or otherwise, or understanding with any governmental agency, municipality or authority or any person, persons, partnership, corporation, or other entity which may effect in any way the Premises, or proposed development of the Premises without the written consent of Purchaser. Purchaser agrees to assume the remaining term of the lease for "Fit Golf" residing at 2 Poplar Street, Conshohocken, PA 19428.

(h) Sewer and Water. The existing public sewer system shall be in good working condition and the public water shall be turned on at the time of Closing.

(i) Connection of Premises to Public Streets. The Premises has direct ingress and egress to public street(s).

6. Conditions to Purchaser's Obligation; Seller's Right to Terminate. The obligation of Purchaser under this Agreement to purchase the Premises from Seller is subject to the satisfaction of each of the following conditions ("Conditions"), any or all of which may be waived in whole or in part by Purchaser at or prior to Closing:

(a) All representations and warranties by Seller set forth in this Agreement shall be true and correct at and as of the Closing in all material respects as though such representations and warranties were made at and as of the Closing, and Seller shall have performed, observed and

complied with all covenants, agreements and conditions required by this Agreement to be performed, observed and complied with prior to or as of the Closing.

(b) Intentionally omitted.

(c) Purchaser, at Purchaser's sole expense, shall make application for such subdivision, zoning, environmental, NPDES, watershed, utility, demolition and land development approvals and permits from the appropriate governmental agencies, and such easements, rights of way or similar agreements from other landowners, as are necessary or appropriate, in Purchaser's sole judgment, for the subdivision of the Premises into Twenty-Four (24) building lots (the "Building Lots") suitable for the construction of town homes of the size and type selected by Purchaser (the "Townhomes"), and the construction of required land improvements to the Premises, all of which shall be final and non-appealable (collectively, the "Approvals"). S

of each
k
Building Lots. If, any applications for Approvals must be filed jointly by Purchaser and Seller, Seller shall execute such applications immediately so long as Purchaser pays all application fees. The Approvals shall include all permits, approvals and agreements (including, without limitation, tri-party and development agreements with local governmental authorities) necessary or appropriate, in Purchaser's judgment, for Purchaser to record the Subdivision and Land Development Plans and apply for Building Permits for the Townhomes. Notwithstanding anything to the contrary contained or implied herein, Purchaser may terminate this Agreement in which event the Deposit(s) shall be returned to Purchaser within five (5) business days if Purchaser is dissatisfied for any reason at any time with the progress of any application for any Approval or any condition to any Approval, or if the cost of off-site improvements (including, without limitation, sanitary sewer lines and facilities) is unacceptable to Purchaser or cannot be specifically determined within a time period acceptable to Purchaser.

(d) Purchaser's title to the Premises shall be insured by Purchaser's title insurance company at regular rates at Closing free of objections of any kind except the Permitted Encumbrances.

(e) If any of the Conditions set forth in Subsections 6 (a) or 6 (d) have not been satisfied by Closing, Purchaser may terminate this Agreement, in which event the Deposit(s) shall be returned to Purchaser within five (5) business days and neither party shall have any obligations to the other. If any of the Conditions set forth in Subsection 6 (c) have not been satisfied by 12 months from the Effective Date, or sooner ("Approvals Period") Purchaser shall have the right to either (i) terminate this Agreement, in which event the Deposit(s) shall be returned to Purchaser within five (5) business days of Purchaser's notice and neither party shall have any obligations to the other, or (ii) extend the time for satisfaction of the Conditions for two (2) six (6) month periods ("Extended Approval Periods"), by notice to Seller given at least ten (10) days before expiration of the initial or first provided Approval Period. Purchaser shall ("Extended Approval Period Deposit") for each six (6) month Extension Approval Period. Payment shall be paid directly to Seller and will be deemed non-refundable but a credit to the Purchase Price. If any of the Conditions have still not been satisfied by the end of the Extended Approval Period(s), Purchaser shall have the right to either (i) terminate this Agreement, in which event the Deposit held by the Escrow Agent (but not the Extended Approval Period Deposit(s) which were paid by Purchaser to Seller) shall be returned to Purchaser within five (5) business days of Purchaser's notice and neither party shall have any obligations to the other, or (ii) complete Closing subject to any unsatisfied conditions, provided that in the event any utility service is not available at the "Property" in sufficient capacity at Closing,

Purchaser may extend the date for Closing until such utility is available in sufficient capacity (but in no event may the date for Closing be extended beyond the Extended Approval Periods (that is, two (2) years from the Effective Date)).

7. Closing. Closing (the "Closing") hereunder shall take place at the offices of Purchaser's title company, or at such other location as the parties hereto shall mutually agree upon, upon the earliest to occur of (i) 12 months from the Effective Date, unless extended by the parties pursuant to Subsection 6 (e) hereof or (ii) sixty (60) days after satisfaction of all of the Conditions set forth in Section 6, or (iii) such earlier date as may be specified by Purchaser to Seller with at least fifteen (15) days advance notice.

8. Operation of the Premises Prior to Closing. Between the date of the execution of this Agreement and Closing:

(a) Seller shall maintain the Premises and all portions thereof in the same condition as on the date hereof, and perform all routine or ordinary maintenance such as grass cutting, prohibiting dumping and weed control in areas where previously performed or as required by law. Seller shall maintain all systems including HVAC systems and appliances so as not to be in default of any of Seller's lease obligations and all said systems and appliances shall be in good working order at the time of Closing with regard to the "Fit Golf" Lease for property at 2 Poplar Street, Conshohocken, PA 19428.

(b) Seller shall deliver to Purchaser within five (5) days following the Effective Date any and all surveys, plans, studies, reports, permits, approvals, submissions, applications, and similar materials regarding the Premises in Seller's possession, and will authorize any contractors and consultants who have performed any work for Seller regarding the Premises to release materials regarding such work to Purchaser.

(c) As of the Effective Date no contract for or on behalf of or affecting the Premises shall be negotiated or entered into by Seller which cannot be terminated at or before Closing without charge, cost, penalty or premium or which would in any way increase the cost or difficulty of Purchaser's proposed development of the Premises, and no lease, occupancy agreement or understanding with any governmental agency, municipality, or authority or any person(s), partnership, corporation or other entity or similar agreement of any kind for all or any portion of the Premises which may effect in any way the proposed development of the Premises shall be executed without Purchaser's prior written consent.

9. Provisions with Respect to Closing. At Closing, Seller shall deliver or cause to be delivered to Purchaser the following:

(a) Deed. A special warranty deed for the Premises duly executed and acknowledged by Seller, and in form satisfactory to Purchaser's attorneys;

(b) FIRPTA Affidavit. An affidavit, in accordance with the Foreign Investment in Real Property Tax Act, stating that Seller is not a foreign person within the meaning of such Act and that Seller is not subject to the withholding requirements set forth in such Act;

(c) Title Company Affidavit. An affidavit to Purchaser's title insurance company of the type customarily provided by sellers of real property to induce title companies in the Philadelphia metropolitan area to insure over certain "standard" or "preprinted" exceptions to title.

(d) Certification Statement. If required by or reasonably available from the Township, certifications confirming the zoning classification of the Premises as set forth in Section 5(b) and that there are no notices of any uncorrected violations of the Township's ordinances.

(e) Assignment and Assumption of Lease with Fit Golf for 2 Poplar Street.

(f) Such other conveyance documents, certificates, deeds and other instruments as Purchaser, Seller or the Title Company may reasonably require to carry out the transaction contemplated by this Agreement and as are customary and like transactions in Montgomery County, Pennsylvania.

10. Taxes: Apportionments.

(a) Real estate taxes and any other lienable services shall be apportioned pro rata on a per diem basis as of the date of Closing.

(b) All realty transfer taxes imposed on any document executed or delivered pursuant hereto or otherwise in connection with this transaction shall be divided equally between Seller and Purchaser. Except as set forth in Section 4 hereof, Purchaser shall pay all title insurance premiums charged by Purchaser's title insurance company. Each party shall bear its own counsel fees. All other recording and closing costs of any nature or description shall be borne or apportioned in accordance with the custom and practice in Montgomery County Pennsylvania.

11. Fire, Eminent Domain, etc. If, prior to Closing, a fire or other casualty causes material damage to the Premises, the Seller shall notify the Purchaser of such fact in writing promptly after obtaining knowledge thereof, and the Purchaser shall have the right to terminate this Agreement by giving written notice thereof to the Seller within five (5) Business Days after receiving the Seller's written notice (and, if necessary, the Closing Date shall be extended as appropriate to permit the Purchaser the full five (5) day period within which to decide whether to terminate this Agreement). If the Purchaser elects to terminate this Agreement as aforesaid, the entire Deposit shall be paid to the Purchaser and this Agreement shall terminate and be of no further force and effect and neither party shall have any liability to the other hereunder except for the Surviving Obligations. If a fire or other casualty does not cause material damage to the Premises or if the Purchaser shall not elect to terminate this Agreement as aforesaid, there shall be no abatement of the Purchase Price and the Seller shall assign to the Purchaser at the Closing the rights of the Seller to the proceeds, if any, under the Seller's insurance policies covering the Premises with respect to such damage or destruction and Purchaser shall receive a credit against the Purchase Price at Closing for the lesser of (a) any applicable deductible amounts under such policies or (ii) the costs to repair such damage as reasonably estimated by the Seller and the Purchaser. For purposes of the foregoing, "material damage" shall be deemed to be damage which costs in excess of \$75,000 to repair or restore, as reasonably determined by the Seller and the Purchaser. If at any time prior to the date of Closing Seller is notified of any condemnation proceedings or other proceedings in the nature of eminent domain against any portion of the Premises, Seller shall, within three (3) days thereof, give written notice thereof to Purchaser. Purchaser shall have the right, by notice to Seller within fifteen (15) business days of receipt of such notice, at Purchaser's sole option, to terminate this Agreement, in which event the Deposit(s) shall be returned to Purchaser within five (5) business days of Purchaser's notice and this Agreement shall become null and void, and neither party shall have any further liabilities or obligations hereunder. If Purchaser does not terminate this Agreement, then (a) Purchaser shall have the right to participate in and approve the determination of any condemnation or eminent domain award, (b) any condemnation or eminent domain award with

respect to the Premises paid between the date of this Agreement and the Closing shall be paid or credited to Purchaser at time of Closing, and (c) all unpaid claims and rights in connection with losses shall be assigned to Purchaser at Closing without in any manner affecting the Purchase Price.

12. Brokers. Seller and Purchaser each warrants and represent to the other that each has had no dealings, negotiations or communications with any brokers or other intermediaries in connection with this Agreement or the sale of the Premises, other than Keller Williams Real Estate and Binnie Bianco to whom Seller has agreed to pay a Commission of 2.5% of the Purchase Price pursuant to a separate agreement. In the event that any claim is asserted by any other person, firm or corporation, whether broker or otherwise, claiming a commission and/or finder's fee with respect to the sale and purchase of the Premises resulting from any act, representation or promise of Seller, Seller shall indemnify and save harmless Purchaser from any such claim, and in the event any such claim shall be made against Seller resulting from any act, representation or promise of Purchaser with respect to such sale and purchase, Purchaser shall likewise indemnify and save harmless Seller from any such claim from any other Broker.

13. Notices. All notices, requests and other communications under this Agreement shall be in writing and shall be addressed as follows:

To Seller: John J Staley Sr, Joseph F Staley & John J Staley Jr.
224 Fox Run Road
King of Prussia, PA 19406

With a copy to: Frederic M. Wentz, Esquire
McGrory Wentz, LLP
Suite 207, 1250 Germantown Pike
Plymouth Meeting, PA 19462

To Purchaser: Craft Custom Homes, LLC
231 Redwood Road
King of Prussia, PA 19406

With a copy to: Edward J. Hughes, Esquire
Hughes, Kalkbrenner & Ozorowski, LLP
Suite 205, 1250 Germantown Pike
Plymouth Meeting, PA 19462

or at such other address of which Seller or Purchaser shall have given notice as herein provided. Notices by the parties may be given to and by their respective counsel. All such notices shall be given by overnight delivery service or by certified mail, return receipt requested, or by telecopy if followed by a copy served in accordance with one of the other permitted means. Such notices shall be deemed to have been given on the date received, if tele-copied, or the next business day following deposit of the notice with an overnight delivery service, or three days after mailing, if sent by certified mail.

14. Default; Provisions Regarding Deposit.

(a) In the event that Purchaser violates or fails to fulfill or perform any of the

terms and conditions of this Agreement required to be performed by Purchaser, which violation or failure is not cured within thirty (30) days following written notice from Seller, such violation or failure shall be deemed a Default hereunder, and Escrow Agent shall pay the Deposit to Seller as liquidated damages. Receipt of the Deposit shall be Seller's sole and exclusive remedy hereunder and this Agreement shall thereupon become null and void, and neither party shall have any further obligations hereunder.

(b) If the Seller shall have made any representation or warranty herein which shall be untrue or misleading in any material respect when made or if the Seller shall fail to perform any of the material covenants and agreements to perform by it at or prior to Closing, the Purchaser may as its sole and exclusive remedy, either (a) terminate this Agreement and receive a refund of the Deposit; or (b) pursue a suit for specific performance.

(c) Seller and Purchaser agree that Escrow Agent is acting as agent only and shall not be liable to either party for any act or omission except as the result of Escrow Agent's gross negligence or willful misconduct. Escrow Agent shall be entitled to rely upon any document reasonably believed by it to be genuine. In the event of any dispute between Purchaser and Seller regarding the Deposit, Escrow Agent shall be entitled to pay the Deposit into court and thereafter shall have no further liability or obligation hereunder.

(d) Escrow Agent shall place the Deposit in a federally insured non-interest bearing account.

15. Miscellaneous.

(a) The headings and captions in this Agreement are inserted for convenience of reference only and in no way define, describe or limit the scope or intent of this Agreement or any of the provisions hereof.

(b) This Agreement shall be binding upon and inure to the benefit of parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns. Seller agrees to execute at or prior to Settlement, a new Agreement of Sale with the ultimate Purchaser. In the event that Purchaser assigns this agreement to another entity, the Purchaser will notify the Seller within 30 days of settlement. Seller shall have the right to approve the assignee within 5 days of receiving all financial documentation provided by the Purchaser. If Seller does not approve of assignee based on financial viability, the Purchaser will notify the assignee and Seller will have the option of requiring original Purchaser to proceed with agreement or terminate the agreement. The new Agreement of Sale shall have the same terms and conditions as the Agreement of Sale herein.

(c) Possession is to be delivered by Seller to Purchaser at Closing. Formal tender of an executed deed and purchase money is hereby waived subject only to the remaining term of the Lease for Fit Golf at 2 Poplar Street, Conshohocken, PA 19428.

(d) This Agreement contains the entire agreement between Seller and Purchaser and there are no other terms, obligations, covenants, representations, statements or conditions, oral or otherwise of any kind whatsoever concerning this sale. Furthermore, this Agreement shall not be altered, amended, changed or modified except in writing executed by the parties hereto.

(e) This Agreement shall be governed by and construed in accordance with

the laws of the Commonwealth of Pennsylvania.

(f) The representations, warranties and agreements of the parties contained herein shall survive the Closing.

(g) As used herein, the term "business day" means any day other than a Saturday, Sunday or legal holiday.

(h) All times referred to for the performance of any of the obligations of this Agreement is hereby agreed to be of the essence of this Agreement.

(i) This Agreement may be executed in one (1) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter hereof and shall supersede and take the place of any other instruments purporting to be an agreement of the parties hereto relating to the subject matter hereof. Any such counterparts or signatures may be delivered by facsimile or e-mail (in .pdf format), and any counterparts or signatures so delivered shall be deemed an original counterpart or signature for all purposes related to this Agreement.

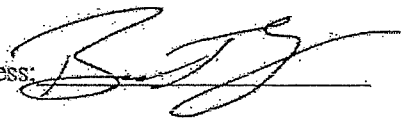
16. In the event the Purchaser extends the time for Closing under the Agreement in accordance with Paragraph 6(e), the Purchaser shall be responsible for maintaining the Premises including, but not limited to, appliances, roof, mechanicals, required public assessments and/or repairs and all prorated taxes, insurance and utilities not paid by tenants. These costs will be itemized and paid at the time of Closing. If the Agreement is terminated for any reason other than Seller's default, Purchaser shall be responsible for the aforementioned costs from the date of the extension to the date of termination.

17. In the event that the Purchaser terminates this Agreement for any reason other than Seller's default, Purchaser shall deliver to Seller within five (5) days following the Termination Date any and all surveys, plans, studies, reports, permits, approvals, submissions, applications, and similar materials regarding the Premises in Purchaser's possession, and will authorize any consultants who have performed any work for Purchaser regarding the Premises to release materials regarding such work to Seller.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties hereto have executed this Agreement (for the Premises known as Parcel # 05-00-02200-009 & 05-00-02196-004, containing .56 acres, more or less, in the Borough of Conshohocken, Montgomery County, Pennsylvania) as of the later date signed below and initialed any revisions herein by Purchaser and Seller.

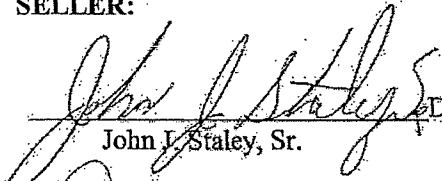
**PURCHASER:
CRAFT CUSTOM HOMES, LLC**

Witness: 

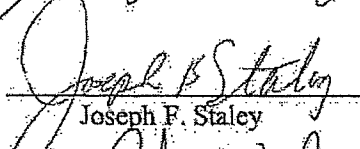
By:  Date 8.21.19
Ryan Alexaki, Member

SELLER:

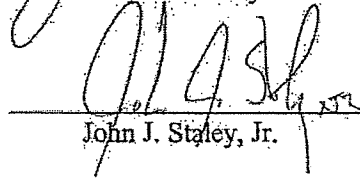
Witness: Bonnie Braces

 Date 8/21/19
John J. Staley, Sr.

Witness: Bonnie Braces

 Date 8/21/19
Joseph F. Staley

Witness: Bonnie Braces

 Date 8/21/19
John J. Staley, Jr.

PLANNING COMMISSION REVIEW FORM

Applicant Request for County Review



MONTGOMERY COUNTY PLANNING COMMISSION

P.O. Box 311, Norristown, PA 19404-0311
 Phone: 610-278-3722
 Business Hours: 8:30 A.M. to 4:15 P.M.
 www.planning.montcopa.org

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 Name:

Address:

City/State/Zip:

Phone:

Email:

Applicant's Representative:

Address:

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 N/A

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			<input type="radio"/>	<input type="radio"/>		
Townhouses/Twins/Condo		21	<input type="radio"/>	<input checked="" type="radio"/>		
Apartments			<input type="radio"/>	<input type="radio"/>		
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:

RESET

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 29, 2021

Stephanie Cecco, Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, Pennsylvania 19428

Re: MCPC #21-0081-001
Conditional Use- 261-263 East Elm Street (Condominiums)
21 dwelling units/ 19,753 sq. ft. / approximately 0.5 acres
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above referenced conditional use submissions as requested by the borough in an electronic documentation received in this office on February 24, 2021. We forward this letter as a report of our review.

BACKGROUND

Conshohocken Borough has submitted for review a Conditional Use application for the redevelopment of a 2.0acre, limited-industrial site at the corner (south-east) of East Elm Street and Poplar Street. The applicant, Craft Custom Homes, LLC seeks Conditional Use approval for the development of a 21-unit, 4-story residential building with a roof deck and a surface parking area underneath the structure on a ½ acre development tract. The tract currently consists of a surface parking lot along East Elm Street and an industrial building occupied by several commercial uses, all of which will be demolished. The submission includes architectural interior plans and illustrations which represent the building facades from various orientations. The plan proposes stormwater management and landscape improvements for a site that is almost entirely impervious, with no stormwater management facilities. The redevelopment tract consists of Tax Parcels # 05-00-02200-009 and #05-00-02196-004, and is situated in the Limited Industrial Zoning District and BR-2 Zoning District, and within the Residential Overlay District. The development site lies immediately north of SEPTA's Norristown/Manayunk Regional Rail line and the Schuylkill River Trail.

The proposal was submitted prior to the repeal of the Residential Overlay (RO) District provisions by the borough council on January 20, 2021. The Residential Overlay permitted the development of multi-family housing units within the Limited Industrial (LI) District by conditional use and provided for various housing types and dimensional regulations. The regulations permitted a maximum of 33 dwellings units per acre. In a decision of January 2021, the Borough Council deleted in its entirety the Residential Overlay (RO) for the Limited Industrial Zoning District. The applicant's conditional use plans use the RO provisions as the basis for the submission.



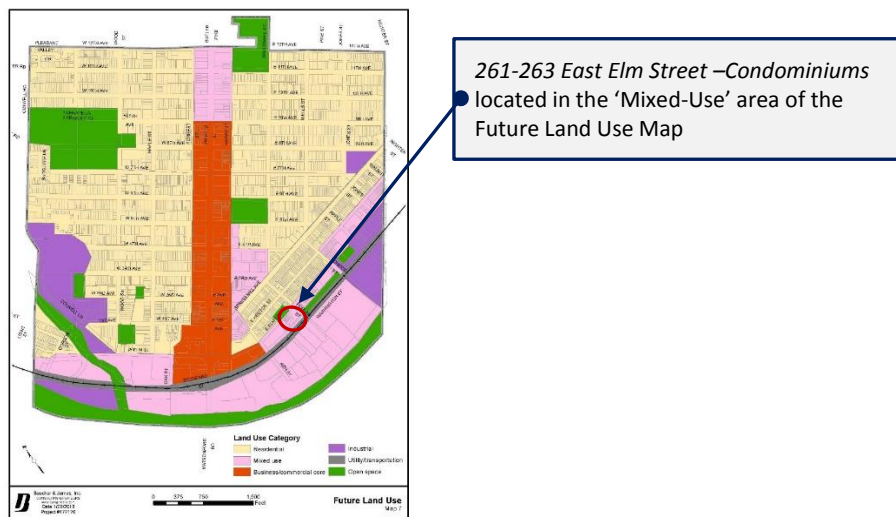
The Montgomery County Planning Commission in a review letter dated December 15, 2020 supported the deletion of the Residential Overlay provisions for the area surrounding Colwell Lane, and we advised the borough against the deletion of the Residential Overlay provisions in two Limited Industrial zoned areas of the borough, one of which includes the applicant proposed site development along East Elm Street. This was due to our concerns that the deletion in these two areas may limit potential redevelopment opportunities.

CONSISTENCY WITH THE COUNTY AND BOROUGH PLANS

Consistency with *Montco 2040- A Shared Vision*

The plans for the redevelopment of this site are consistent with the future land use vision and stated goals of *Montco 2040: A Shared Vision*, the comprehensive plan and future land use vision for the county. The Future Land Use Map of the plan designates the land use vision for the site as part of a larger 'Regional Mixed-Use Center' (RMUC) that extends from the Schuylkill Riverfront to East Elm Street. The 'RMUC' designation supports intensely developed areas which includes 'high-density, multi-family and townhomes'. (Page 80) <https://www.montcopa.org/1579/Montco-2040-Comprehensive-Plan>). The comprehensive plan recommends that these centers should "establish more of a sense of place, ideally with a clearly defined public gathering place."

Consistency with Conshohocken Comprehensive Plan Update, June, 2018



Conshohocken Borough Future Land Use Map, 2018

The Conditional Use proposal for the redevelopment of this property appears compatible with the borough's future land use vision for this area as stated in the 2018 Comprehensive Plan and in Chapter Five's Future Conditions, Land Use Map #7. The future land use designation according to the map, which is shown below is for a 'Mixed-Use' area. The goal for 'Mixed-Use' area, according to the plan, is "to provide for the development and redevelopment of properties which incorporate a variety of land uses which are a complementary mix including residential, retail, commercial, employment, civic and entertainment uses in close proximity - sometimes in the same building."

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports conditional use approval for the multi-family development at this site as submitted. We believe our recommendation is supported by both the county's and the borough's comprehensive plans and their land use vision for the redevelopment of this area.

We believe the project has the potential to add value to the multiple significant investments that have been made and those under development in the 'Mixed-Use' area. We do have several comments on issues that we believe could provide an improved site development should the borough grant approval. These are discussed in the following comments.

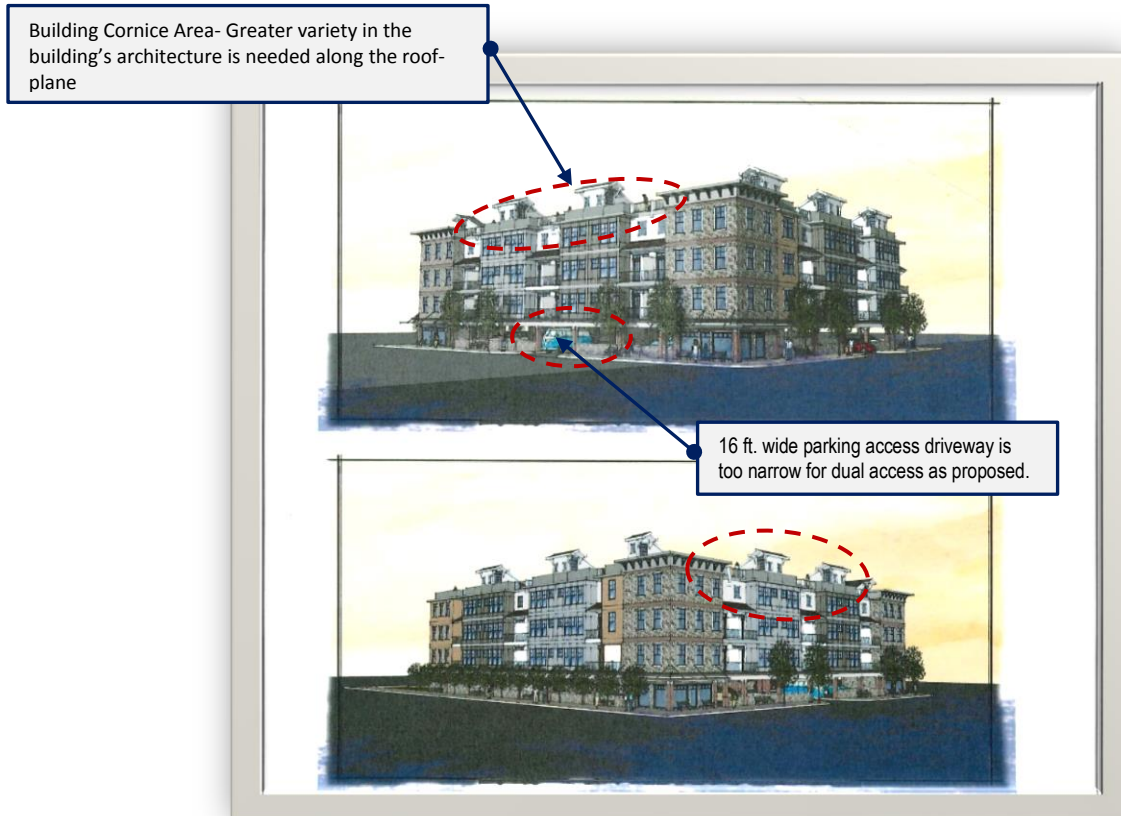
COMMENTS

1. Conditional Use Criteria and Proposed Building Architecture

The Borough of Conshohocken Zoning Code does not provide explicit standards or criteria for a Residential Overlay Conditional Use submission. It could be useful and defensible for the borough to evaluate this proposal using similar Conditional Use standards from the borough's Conditional Use Standards for the MFD- Multi-family Dwelling Overlay District.- Section 27-1805.B. The condominium building's architectural façade as shown in the applicant's submission could be evaluated using the criteria from this standard which states, " a principle building that is on a corner lot shall be considered significant because at least two visible facades, front and sides are visible. . . and shall be designed to avoid long, monotonous, uninterrupted wall or roof plane" and ". . . roofs shall be pitched".

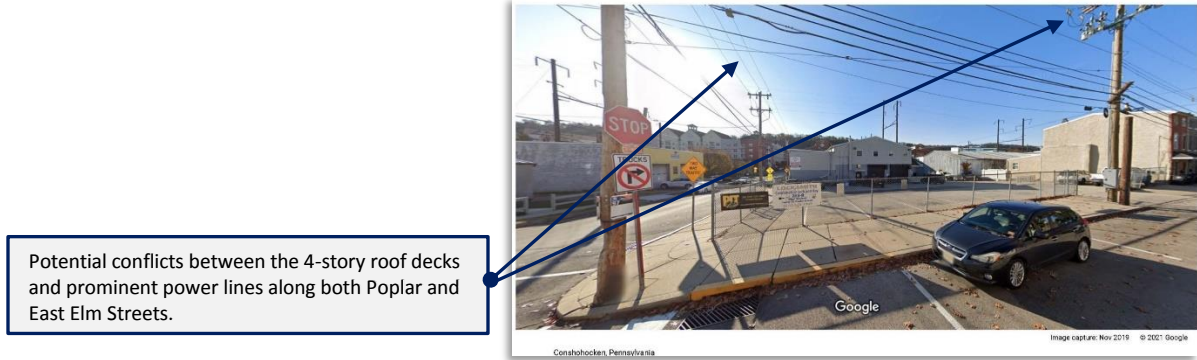
a. Building roof plane and cornice area.

We are concerned that several areas where the building's façade and the roof plane join are undifferentiated and are not a pitched roof. The applicant should provide greater details on the cornice area highlighted below, in order for the borough to ensure they address the standards for a prominent corner building. As shown in the architectural illustration below the area could be seen as a barrier for the roof deck/terraces between the grey-colored stone two corners of the building.



b. Power line conflicts.

The applicant’s submitted documentation on page 35 shows a potential conflict between the roof terrace level and the electrical transmission lines. Both East Elm Street and Poplar Street have transmission lines along the roadways which appear near the 4th story level of the roof terraces. The Google Streetview image below shows their position and it raises concern about their position relative to the building’s facade. The borough should assess this potential conflict and discuss what measures the proposed plans should implement to minimize the risks associated with the transmission lines.



Proposed Site Development at East Elm Street

2. Condominium Building

a. Vehicular ingress/egress to the surface parking area under the building.

The site plan shows a 16 ft. wide access driveway to the parking area underneath the condominium building. The East Elm Street and Poplar Street access driveways are proposed as dual travel lanes- entrances and exits to each street. The proposed 16 ft. wide access is a very narrow dimension for vehicles entering and exiting the garage. We recommend the borough evaluate this proposal and consider restricting access to one-way into the garage and one-way out. The borough may wish to consider which street should serve as either the entrance or the exit for the parking garage. The level of pedestrian visibility and movements should be considered in this assessment in order to protect the safety of the pedestrians along the sidewalk and cyclists traveling to the Schuylkill River Trail. We suggest limiting potential vehicular conflicts with pedestrians and cyclists traveling on East Elm Street- a busy through roadway- will help make a more walkable and bikeable environment.

b. Trash/recycling and collection area.

The trash compactor area and collection area are shown in the western corner of the building’s parking garage, which appears far removed from a point of convenient access at the Poplar Street entry. This arrangement may cause potential pedestrian and vehicular conflicts. The trash collection area should be relocated to an area where potential pedestrian and vehicular conflicts are minimized. Also, the clearance for the parking garage appears too low to allow a garbage truck to enter for trash collection. We suggest that a designated space is needed for loading and un-loading is needed along the building’s street frontage in order not to block traffic along Poplar Street. This could assist with both trash collection and serve resident’s needs.

3. Designated 'Grass/Landscape Courtyard'

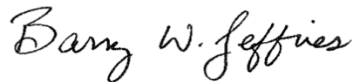
The plan shows a 'Grass/Landscape Courtyard' area designated in the back of the building. It is surrounded on three sides by the Fine Grinding Corp. building, which is designated an industrial land use. The applicant should provide greater design details to the borough on the measures that will be taken to ensure the gathering area is a desirable space for residents given this adjacency. In addition, we believe the connection and access to this area needs to be reassessed. For a resident to access the courtyard, one will need to walk from the lobby/elevator area through the garage, then through a utility/storage area to the courtyard. The placement of the courtyard should be an integrated component of the site. We suggest the arrangement be modified in a manner in which the courtyard is more integrated and seamless with the building. We recommend the applicant provide additional design development for the courtyard and provide the appropriate amenities and landscape improvements for this area.

CONCLUSION

The Montgomery County Planning Commission generally supports Conditional Use approval for the applicant's proposal and recommends the borough address the above mentioned review comments to your satisfaction. Please note that any recommendations contained in this report are advisory to the borough and final disposition for the approval of any proposal will be made by the borough.

Should the governing body approve the conditional use proposal, the planning commission requests that a paper copy of the decision and conditions of approval be supplied to our offices for our files.

Sincerely,



Barry W Jeffries, ASLA, Senior Design Planner
bjeffrie@montcopa.org - 610-278-3444

c: Chair, Borough Planning Commission
Karen MacNair, Borough Engineer
Michael Peters, Borough Solicitor

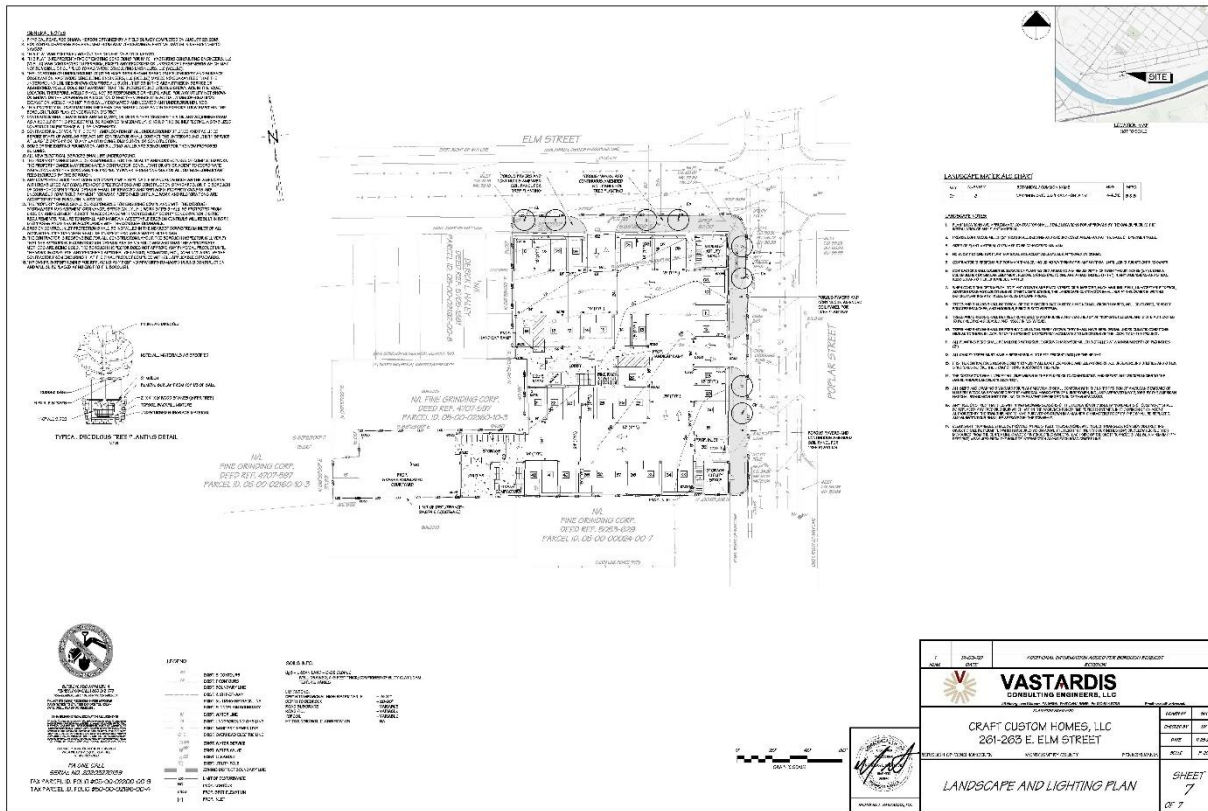


261-263 East Elm Street
MCPC #210081001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Harrisburg PA 17104-0311
p | 610.276.3722 • f | 610.276.3941
www.montcopa.org/plancom
Aerial photography provided by NasaMap

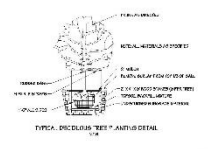
0 50 100 200 Feet





NOTES:

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
5. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
6. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
7. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
8. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
9. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	1" CAL. PINE	(Symbol)	1" CAL. PINE
(Symbol)	2" CAL. PINE	(Symbol)	2" CAL. PINE
(Symbol)	3" CAL. PINE	(Symbol)	3" CAL. PINE
(Symbol)	4" CAL. PINE	(Symbol)	4" CAL. PINE
(Symbol)	5" CAL. PINE	(Symbol)	5" CAL. PINE
(Symbol)	6" CAL. PINE	(Symbol)	6" CAL. PINE
(Symbol)	7" CAL. PINE	(Symbol)	7" CAL. PINE
(Symbol)	8" CAL. PINE	(Symbol)	8" CAL. PINE
(Symbol)	9" CAL. PINE	(Symbol)	9" CAL. PINE
(Symbol)	10" CAL. PINE	(Symbol)	10" CAL. PINE
(Symbol)	11" CAL. PINE	(Symbol)	11" CAL. PINE
(Symbol)	12" CAL. PINE	(Symbol)	12" CAL. PINE
(Symbol)	13" CAL. PINE	(Symbol)	13" CAL. PINE
(Symbol)	14" CAL. PINE	(Symbol)	14" CAL. PINE
(Symbol)	15" CAL. PINE	(Symbol)	15" CAL. PINE
(Symbol)	16" CAL. PINE	(Symbol)	16" CAL. PINE
(Symbol)	17" CAL. PINE	(Symbol)	17" CAL. PINE
(Symbol)	18" CAL. PINE	(Symbol)	18" CAL. PINE
(Symbol)	19" CAL. PINE	(Symbol)	19" CAL. PINE
(Symbol)	20" CAL. PINE	(Symbol)	20" CAL. PINE
(Symbol)	21" CAL. PINE	(Symbol)	21" CAL. PINE
(Symbol)	22" CAL. PINE	(Symbol)	22" CAL. PINE
(Symbol)	23" CAL. PINE	(Symbol)	23" CAL. PINE
(Symbol)	24" CAL. PINE	(Symbol)	24" CAL. PINE
(Symbol)	25" CAL. PINE	(Symbol)	25" CAL. PINE
(Symbol)	26" CAL. PINE	(Symbol)	26" CAL. PINE
(Symbol)	27" CAL. PINE	(Symbol)	27" CAL. PINE
(Symbol)	28" CAL. PINE	(Symbol)	28" CAL. PINE
(Symbol)	29" CAL. PINE	(Symbol)	29" CAL. PINE
(Symbol)	30" CAL. PINE	(Symbol)	30" CAL. PINE
(Symbol)	31" CAL. PINE	(Symbol)	31" CAL. PINE
(Symbol)	32" CAL. PINE	(Symbol)	32" CAL. PINE
(Symbol)	33" CAL. PINE	(Symbol)	33" CAL. PINE
(Symbol)	34" CAL. PINE	(Symbol)	34" CAL. PINE
(Symbol)	35" CAL. PINE	(Symbol)	35" CAL. PINE
(Symbol)	36" CAL. PINE	(Symbol)	36" CAL. PINE
(Symbol)	37" CAL. PINE	(Symbol)	37" CAL. PINE
(Symbol)	38" CAL. PINE	(Symbol)	38" CAL. PINE
(Symbol)	39" CAL. PINE	(Symbol)	39" CAL. PINE
(Symbol)	40" CAL. PINE	(Symbol)	40" CAL. PINE
(Symbol)	41" CAL. PINE	(Symbol)	41" CAL. PINE
(Symbol)	42" CAL. PINE	(Symbol)	42" CAL. PINE
(Symbol)	43" CAL. PINE	(Symbol)	43" CAL. PINE
(Symbol)	44" CAL. PINE	(Symbol)	44" CAL. PINE
(Symbol)	45" CAL. PINE	(Symbol)	45" CAL. PINE
(Symbol)	46" CAL. PINE	(Symbol)	46" CAL. PINE
(Symbol)	47" CAL. PINE	(Symbol)	47" CAL. PINE
(Symbol)	48" CAL. PINE	(Symbol)	48" CAL. PINE
(Symbol)	49" CAL. PINE	(Symbol)	49" CAL. PINE
(Symbol)	50" CAL. PINE	(Symbol)	50" CAL. PINE

- LANDSCAPE AND LIGHTING PLAN**
- DATE: 03/29/21
- SCALE: AS SHOWN
- NOTES:**
1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 5. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 6. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 7. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 8. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 9. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

<p>VASTARDIS CONSULTING ENGINEERS, LLC</p>	
<p>CRAFT CUSTOM HOMES, LLC 261-263 E. ELM STREET MILWAUKEE, WI 53212</p>	
<p>DATE: 03/29/21</p>	<p>SHEET 7 OF 7</p>



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

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

MEMORANDUM

Stephanie Cecco
Borough Manager

Date: March 31, 2021
To: Stephanie Cecco, Brittany Rogers
From: Eric P. Johnson, PE, Zoning Officer
Re: 261-263 E. Elm Street - Conditional Use Zoning Determination

History of the Site:

261-263 E. Elm Street is an approximately 0.5-acre property, located at the southwest corner of E. Elm Street and Poplar Street. The property is bounded by the Fine Grinding Corporation property to the south and west, along with some residential dwellings to the west near the E. Elm Street frontage. The majority of the property is located in the LI - Limited Industrial zoning district, with a small portion in the BR-2 - Borough Residential 2 zoning district, as well as the Residential Overlay District. The majority of the site is located in the Floodplain Conservation District. The property is currently developed with a building housing multiple commercial uses, including a fitness center, locksmith, and offices; along with 23 parking spaces.

Current Request:

The applicant, Craft Custom Homes, LLC, proposes to demolish all of the existing site improvements in order to construct a multifamily residential development consisting of a 4-story building containing 21 units with rooftop decks. The applicant also proposes an under-building parking lot containing 42 parking spaces and a courtyard located behind the building.

The applicant is seeking Conditional Use approval in accordance with §27-1901-B and §27-1903-B.11 of the Conshohocken Zoning Ordinance to permit a residential development utilizing the Residential Overlay District and to permit a building height taller than 35-feet.

The applicant is concurrently seeking multiple variances from the Zoning Hearing Board to permit development within the Floodplain Conservation District, and relief from many of the performance standards of the Residential Overlay and the BR-2 Zoning Districts. Enclosed with this determination is the full list of zoning relief the applicant is seeking in connection with the proposed development.

Zoning Determination:

Although the Borough repealed Part 19-B - Residential Overlay District of the Conshohocken Zoning Ordinance on January 20, 2021, the applicant had already applied for the proposed development and therefore has vested rights to seek a Conditional Use for development in accordance with the standards of the Residential Overlay District.

Per §27-1901-B, the intent of the Residential Overlay District is to permit modern multifamily housing units by Conditional Use granted by Borough Council, in order to provide a mix of housing types and options available to Borough residents; and to provide specific performance standards designed to enhance this type of housing and preserve the neighboring residential properties.

Conditional Use approval would be required for the proposed multifamily development. In considering the request, Borough Council should take into consideration the performance standards outlined in §27-1903-B with specific attention given to the multiple variances sought by the applicant.

Per §27-1903-B.11, buildings in the Residential Overlay District are limited to 35 feet in height, unless otherwise permitted by Conditional Use granted by Conshohocken Borough Council.

Per §27-826.B(2), in consideration of the Conditional Use, Borough Council should also consult the comments outlined in the Montgomery County Planning Commissions review letter, dated March 29, 2021 regarding building architecture, vehicle circulation, and the proposed courtyard.

Per §27-826.B(3), when seeking Conditional Use approval the applicant shall demonstrate at the public hearing, to the satisfaction of Borough Council, that the proposed use shall not be contrary to the public health, safety, and welfare of the community. In particular, the applicant shall demonstrate the adequacy of the proposed vehicular circulation, pedestrian circulation, utilities, buffering and screening, and protection of natural resources.

If Conditional Use approval is granted, the proposed development will be required to comply with all applicable zoning code sections and will be subject to review during the Land Development process.

Zoning relief the applicant is seeking from the Zoning Hearing Board concurrent with the Conditional Use application before Borough Council.

Revised 2-17-21

AMENDED REQUESTED RELIEF

The applicant respectfully requests relief from the following sections of the Borough of Conshohocken Ordinance:

- 27-1714.1.A In order to alter an existing building and construct a new building in the 100-year flood plain.
- 27-1903-B.2 To exceed the allowable maximum permitted dwelling unit density of 33 units per acre.
- 27-1903-B.3.A-C To provide relief from the district's front, side, and rear yard setback standards.
- 27-1903-B.4 To exceed the allowable maximum building coverage of 40%.
- 27-1903-B.6 To allow the proposed parking setback to be less than the minimum 10' setback from property lines.
- 27-1903.B.9 To allow for the parking to be located under the building rather than the rear yard of the parcel.
- 27-1903.B.12 To develop a parcel that does not comply with the minimum tract area for the district.
- 27-1904-B.1-5 To provide partial relief from the screening, buffering, and street tree regulations of the ordinance.
- 27-2007.F.1-3 To provide relief from the required buffer strip.
- 27-2007.H. To provide relief from the required curbed planting strips.
- 27-2007.J. To provide relief from the requirement of providing shade trees within parking areas.
- 27-820.C-F. To provide relief from the large truck collection access and setback requirements as listed in the ordinance.
- 27-1404.4.A-C. To provide partial relief from the requirements of shade trees along public streets, landscaping of the front yards adjoining residential districts, side and/or rear yard buffers when adjoining residential districts.

- 27-1105 To permit relief from the dimensional standards of the BR-2 Borough Residential District Two
- 27-1102 If necessary, to permit the proposed multi-family building (the ordinance allows attached dwellings).

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 CHANGING THE ACCESSORY USE REGULATIONS OF PART 8 GENERAL REGULATIONS; FURTHER AMENDING THE DIMENSIONAL STANDARDS OF PART 10 BR-1 BOROUGH RESIDENTIAL DISTRICT ONE AND PART 11 BR-2 BOROUGH RESIDENTIAL DISTRICT TWO; REPEALING PRIOR INCONSISTENT ORDINANCES OR PARTS 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 8 *GENERAL REGULATIONS*, Section 27-811 *Accessory Uses* is hereby amended by repealing subsections B and C in their entirety and replacing them with the following provisions:

- B. **Setback Requirements.** Accessory structures may be erected within the side or rear yard, not closer than three feet to the rear or side lot line unless the abutting owner or owners provide written consent to allow said structure to be built up to the side or rear lot line, and provide a maintenance easement of four feet in width to permit the owner of the accessory structure to maintain this structure. However, where an accessory structure is located on an alley, the side facing the alley shall be set back at least five feet from the edge of the cart way. Prior to construction of any accessory structure, the property lines shall, to the satisfaction of the Borough, be confirmed and staked by a professional land surveyor registered with the Commonwealth of Pennsylvania to permit the Borough to confirm that the setback requirements of this section will be met.

- C. **Size Limit for Accessory Buildings.**
 - (1) Any freestanding building used for an accessory use shall not exceed 350 square feet in area or 15 feet in height if the structure has a peak roof or 10 feet in height if it has a flat roof.
 - (2) Notwithstanding the provisions of subsection C(1), a private garage designated solely for the parking of vehicles shall be permitted to be a maximum of 450 square feet in area, provided the following criteria are met:
 - (a) The purpose of the expanded size for garages is to permit adequate space for the parking of at least two vehicles. Use of the garage shall be limited to the parking of vehicles.
 - (b) The garage shall comply with the height limitations of subsection C(1).
 - (3) Provided the requirements of sections C(2)(a) and C(2)(b) of this subsection are met, the additional 100 square feet (or increment thereof) permitted by section C(2) shall be excluded from the applicable impervious surface coverage and building coverage requirements.

SECTION 2.

Part 10 *BR-1 BOROUGH RESIDENTIAL DISTRICT ONE*, Section 1005 *Permitted Use Dimensional Standards* is hereby amended by repealing subsections F and G in their entirety and replacing them with the following provisions:

- F. The maximum building coverage shall not exceed 35% of the lot area. Building coverage for private garages shall be subject to the provisions of Section 27-811.C.
- G. The maximum impervious coverage shall not exceed 60% of the lot area. A maximum of two permanent rear off-street parking spaces per single-family dwelling measuring nine feet by 18 feet may be excluded from the impervious coverage calculation. Such spaces will be subject to review by the Borough Engineer to determine that there are no adverse effect related to drainage and stormwater management. The cost of the engineering review will be born by the homeowner. Impervious coverage for private garages shall be subject to the provisions of Section 27-811.C.

SECTION 3.

Part 10 *BR-2 BOROUGH RESIDENTIAL DISTRICT TWO*, Section 1105 *Permitted Use Dimensional Standards* is hereby amended by repealing subsections G and H in their entirety and replacing them with the following provisions:

- G. The maximum building coverage shall not exceed 40% of the lot area. Building coverage for private garages shall be subject to the provisions of Section 27-811.C.
- H. The maximum impervious coverage shall not exceed 60% of the lot area. A maximum of two permanent rear off-street parking spaces per single-family dwelling measuring nine feet by 18 feet may be excluded from the impervious coverage calculation. Such spaces will be subject to review by the Borough Engineer to determine that there are no adverse effect related to drainage and stormwater management. The cost of the engineering review will be born by the homeowner. Impervious coverage for private garages shall be subject to the provisions of Section 27-811.C.

SECTION 4. REPEALER

Any and all 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 5. 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 6. 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