



BOROUGH OF CONSHOHOCKEN

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

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Borough Manager

JULY 13, 2023, PLANNING COMMISSION MEETING PACKET

227 Washington St Waiver of LD Application

Page 2

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

To be completed by the Borough:

Submission Information:	
File Number: <u>LD-2023-02</u>	File Date: <u>5/15/23</u>
Project Title: <u>227 Washington St.</u>	Date Complete: <u>5/18/23</u>
Received By: <u>B. Rogers</u>	90 Day Date: <u>August 13, 2023</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: Morgan Properties Acquisition Company, LLC
Address: 160 Clubhouse Road
King of Prussia, PA 19406
Phone: 919-259-6233
Fax: _____
E-Mail*: jnickel@morganproperties.com

Property Owner Information (if different):

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

Architect/Planner: D2 Groups LLC

Address: 2540 Renaissance Blvd, King of Prussia, PA 19406
E-mail*: mkalustov@d2groups.com Phone/Fax: 484-685-3339

Engineer/Surveyor: Bohler Engineering PA, LLC

Address: 1600 Manor Drive, Suite 200, Chalfont, PA 18914
E-mail*: jalejnikov@bohlereng.com Phone/Fax: 215-996-9100

Landscape Architect: _____

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

Attorney: Matthew J. McHugh

Address: 1835 Market Street, Suite 1400, Philadelphia, PA 19103
E-mail*: mmchugh@klehr.com Phone/Fax: 215-569-1662

*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): 227 Washington Street, Conshohocken, PA 19428

Tax Assessment Parcel No. 05-00-11856-94-6 County Deed Book No. 6119 Page No. 2340

Description of Proposed Work: Applicant is proposing small building additions at the southwest and southeast corners of the building at 227 Washington St. with associated hardscaping/sidewalk nearby.

Total Tract Acreage: 13.49 Project Acreage 0.05

Zoning District SP-2 Existing Number of Lots: 11 Proposed Number of Lots: 11

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

Other (Describe): _____

Existing Sewer Flows: TBD

Proposed Sewer Flows: TBD

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.

<input checked="" type="checkbox"/> Record Plan	<input checked="" type="checkbox"/> Landscape Plan
<input checked="" type="checkbox"/> Existing Features Site Plan	<input type="checkbox"/> (sealed by a Landscape Architect)
<input checked="" type="checkbox"/> Grading Plan	<input checked="" type="checkbox"/> Demolition Plan
<input checked="" type="checkbox"/> Erosion and Sediment Control Plan	<input type="checkbox"/> Detail Sheets
<input checked="" type="checkbox"/> Lighting Plan_Major	<input type="checkbox"/> Traffic Study (if applicable)
<input type="checkbox"/> Circulation Plan_Major	<input checked="" type="checkbox"/> Post Construction Stormwater Management Plan
<input checked="" type="checkbox"/> Stormwater Calculations	<input checked="" type="checkbox"/> 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:
 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: N/A

Section/Requirement:

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.

Jon Nickel
 Signature of Applicant
 5/10/23
 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.

Jon Nickel 5/10/23
 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>389785</u>
<input checked="" type="checkbox"/> Pre-Construction Professional Services Escrow	Amount \$	<u>9,000.00</u>	Check No. <u>389784</u>

Decision Information:

Approval _____ Denial _____ Decision Date: _____

Comments/Conditions:

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT
FOR PROFESSIONAL REVIEW FEES

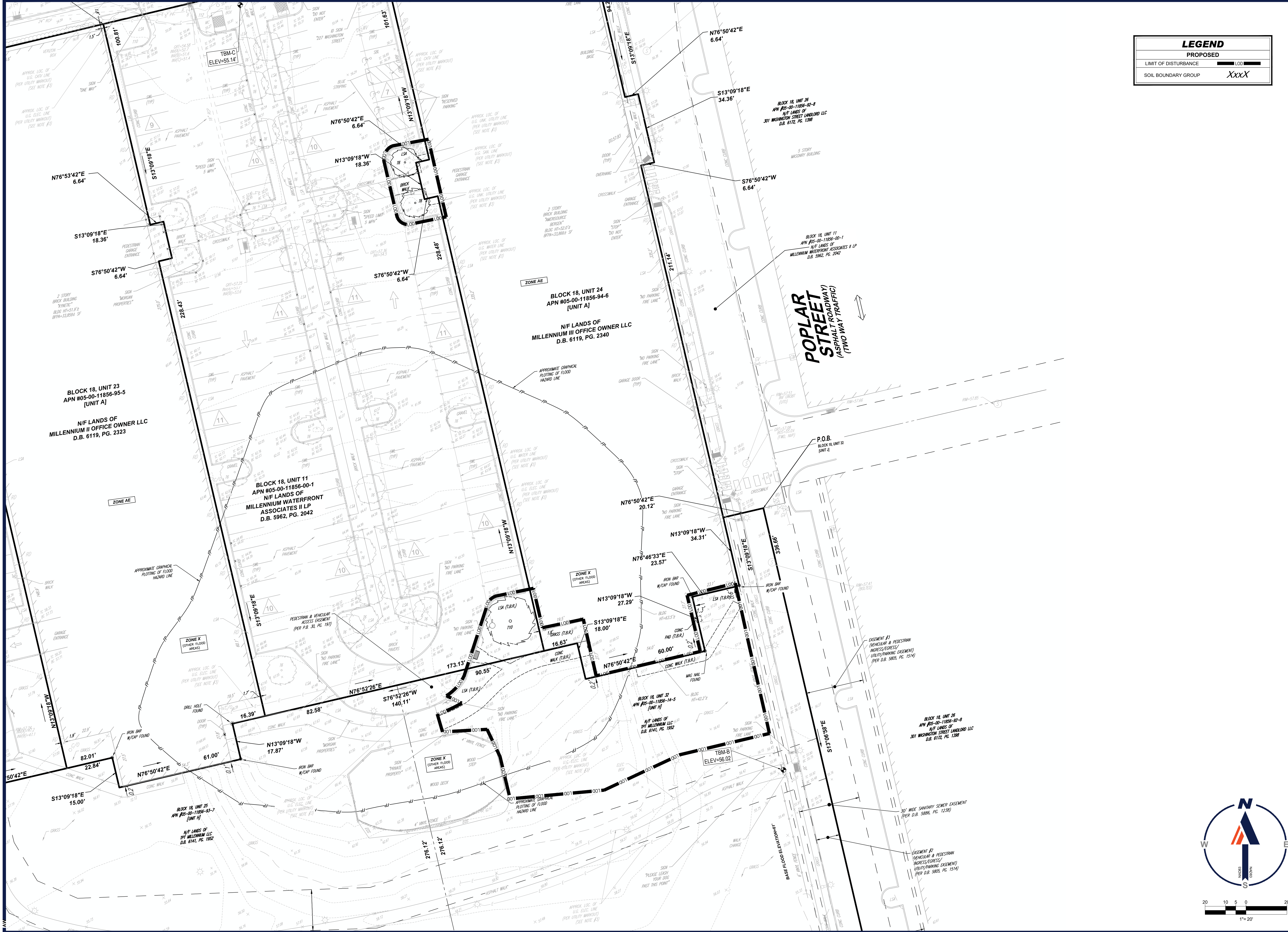
SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

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 Jon Nickel Date: 5/10/23
Applicant



LEGEND	
PROPOSED	
LIMIT OF DISTURBANCE	---
SOIL BOUNDARY GROUP	XxxX

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REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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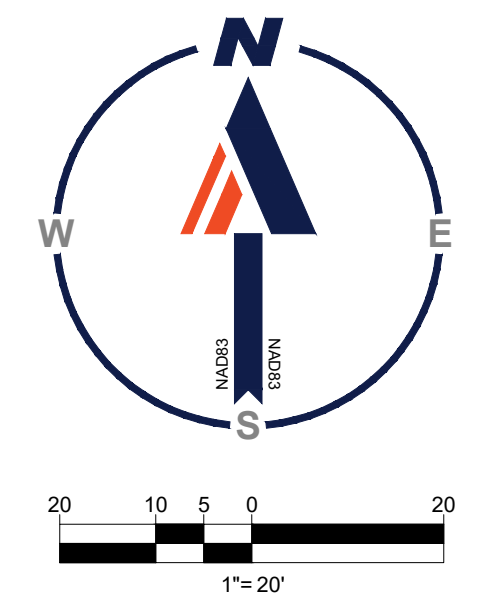
PROJECT No.:	PAA220024.00
DRAWN BY:	DMB
CHECKED BY:	JPA
DATE:	5/12/2023
CAD ID:	PAA220024.00-X-TTLB-LDVP

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
 FOR
MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV LAND OWNER LLC
 PROPOSED DEVELOPMENT
POPLAR STREET & WASHINGTON STREET
 BOROUGH OF CONSHOHOCKEN,
 MONTGOMERY COUNTY, PA
 19428

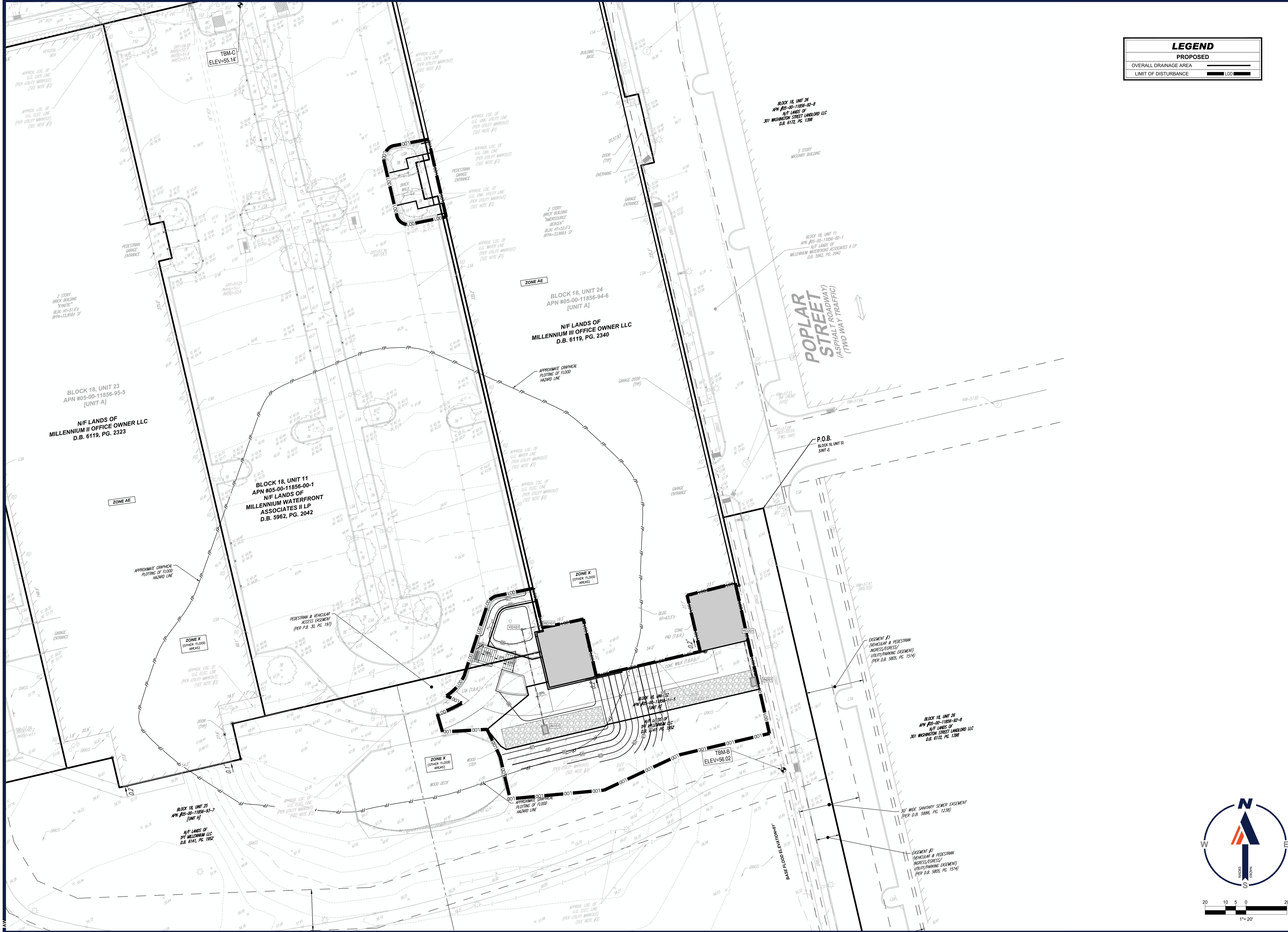
BOHLER
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

J.P. ALEJNIKOV
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE # PE006400

SHEET TITLE:
PRE-DEVELOPMENT DRAINAGE AREA PLAN
 SHEET NUMBER:
X-1
 ORG. DATE - 5/11/2023



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LEGEND	
PROPOSED	—
OVERALL DRAINAGE AREA	—
LIMIT OF DISTURBANCE	—

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

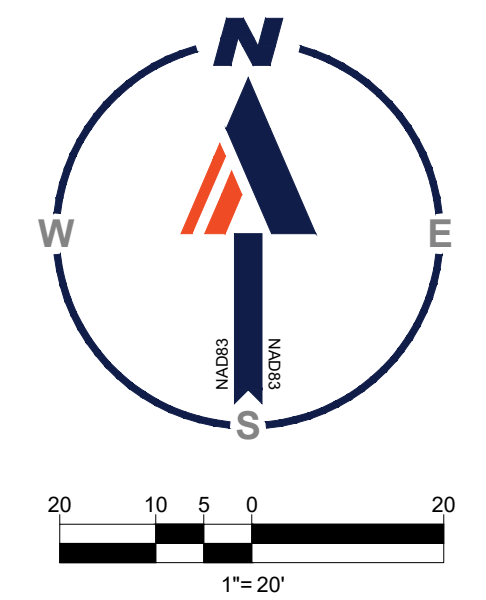
PROJECT No.: PAA220024.00
 DRAWN BY: DMB
 CHECKED BY: JPA
 DATE: 5/12/2023
 CAD ID: PAA220024.00-X-TTLB-LDVP

PROJECT:
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
 FOR
MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV LAND OWNER LLC
 PROPOSED DEVELOPMENT
 POPLAR STREET & WASHINGTON STREET
 BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA 19428

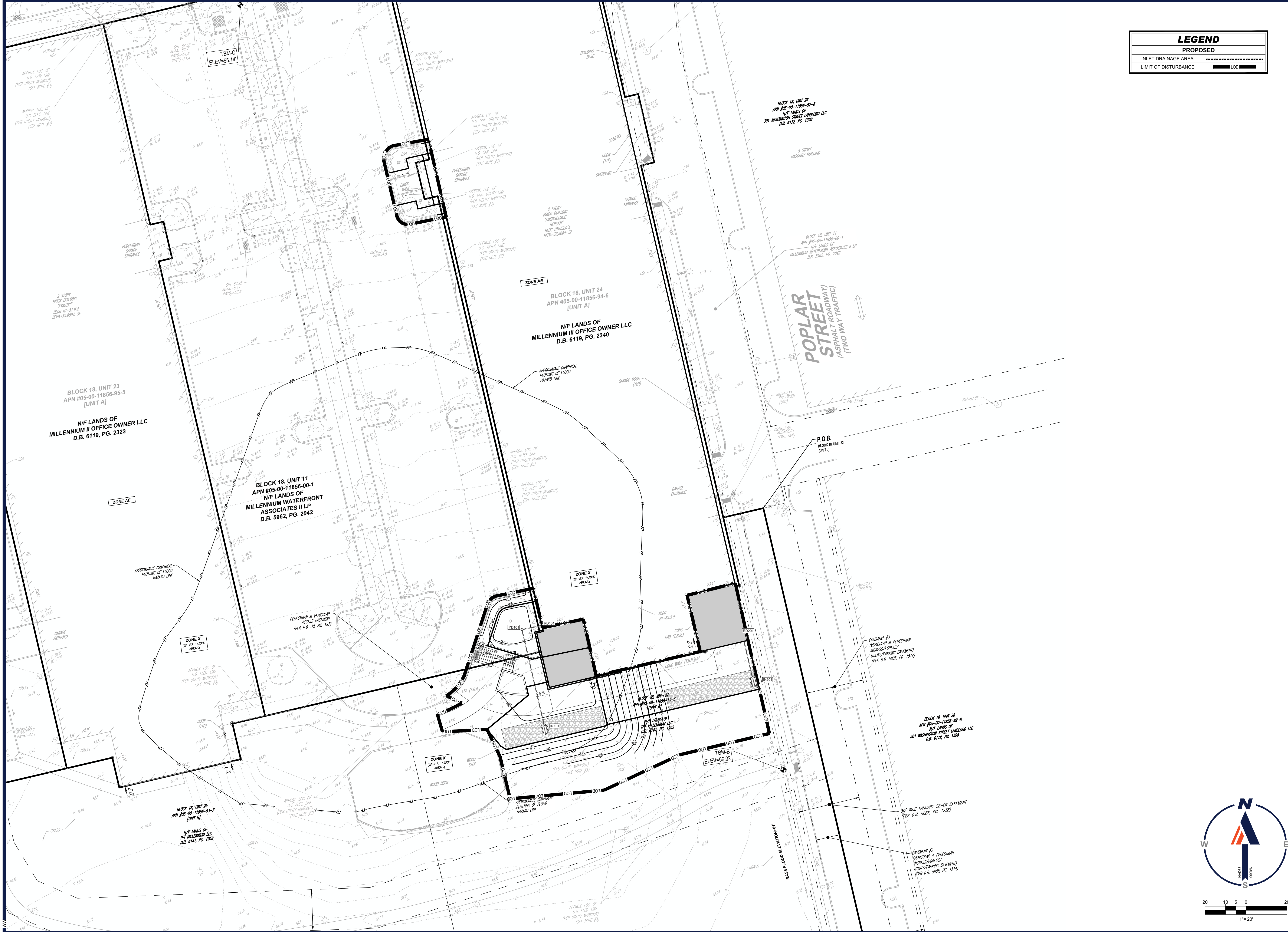
BOHLER
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

J.P. ALEJNIKOV
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE # PE006400

SHEET TITLE:
POST-DEVELOPMENT DRAINAGE AREA PLAN
 SHEET NUMBER:
X-2
 ORG. DATE - 5/11/2023



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LIMIT OF DISTURBANCE	—— LOD ——

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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: PAA220024.00
 DRAWN BY: DMB
 CHECKED BY: JPA
 DATE: 5/12/2023
 CAD LD.: PAA220024.00-X-TTLB-LDVP

PROJECT:
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
 FOR
MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV LAND OWNER LLC
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 POPLAR STREET & WASHINGTON STREET
 BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA 19428

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 Fax: (215) 996-9102
 www.BohlerEngineering.com

J.P. ALEJNIKOV
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE # PE-000400

SHEET TITLE:
INLET DRAINAGE AREA PLAN
 SHEET NUMBER:
X-3
 ORG. DATE - 5/11/2023

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**KLEHR HARRISON
HARVEY BRANZBURG LLP**

Matthew J. McHugh
Direct Dial: (215) 569-1662
Email: mmchugh@klehr.com

May 15, 2023

VIA HAND DELIVERY

Borough of Conshohocken
400 Fayette Street
Conshohocken, PA 19248

**Re: 227 Washington Street/Millennium III
Waiver of Land Development Request**

To Whom It May Concern:

As you are aware, I represent Millennium III Office Owner LLC and Millennium IV Office Owner LLC (collectively, the “Applicants”) who are contemporaneously herewith filing a Land Development application for the limited expansion of the Millennium III office building and associated improvements.

The Applicants are affiliate entities of Morgan Properties. Morgan Properties is relocating their corporate headquarters from King of Prussia to the Millennium III and part of the Millennium II office buildings. In addition to renovations and updating of the interior of the buildings, they also are proposing an approximately 1,300 square foot addition to the southern portion of the Millennium III building; an approximately 120 square foot roof canopy over the building entrance located between the Millennium II and Millennium III buildings; and associated modifications to pedestrian walkways and landscaping providing connections to and surrounding the Millennium II and Millennium III buildings (collectively, the “Project”). Those improvements are the subject of the land development application that is being submitted herewith.

On behalf of the Applicants, please allow this letter to serve as a formal request that the Borough waive the formal land development process for this project. As outlined above, the scope of the Project and the proposed improvements is minimal. The Project was also previously reviewed by the Borough as a sketch plan submission and also received zoning relief from the Conshohocken Borough Zoning Hearing Board.

Thank you for your consideration and please do not hesitate to contact me if you have any questions.



Borough of Conshohocken
May 15, 2023
Page 2

Very Truly Yours,

Matthew J. McHugh

Matthew J. McHugh

LBA:mjm

Applicant Request for County Review



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

Date:

Municipality:

Proposal Name:

Applicant 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: Type of Submission:

- Tentative (Sketch) New Proposal
- Preliminary / Final Resubmission*

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

Zoning:

Existing District:

Special Exception Granted Yes No
 Variance Granted Yes No For

Plan Information:

Tax Parcel Number(s)

Location

Nearest Cross Street

Total Tract Area

Total Tract Area Impacted By Development

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

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family			<input type="radio"/>	<input type="radio"/>		
Townhouses/Twins			<input type="radio"/>	<input type="radio"/>		
Apartments			<input type="radio"/>	<input type="radio"/>		
Commercial						
Industrial						
Office	1					1,330
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:

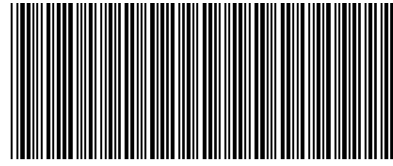
RESET



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 6119 PG 02340 to 02347.1
INSTRUMENT # : 2018087768
RECORDED DATE: 12/24/2018 12:48:36 PM



4310420-0022B

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 9

Document Type: Deed
Document Date: 12/19/2018
Reference Info:

Transaction #: 4496130 - 4 Doc(s)
Document Page Count: 7
Operator Id: ebossard

RETURN TO: (Simplifile)
MONTGOMERY MADISON ABSTRACT, LP
1125 OCEAN AVE STE 1010
LAKEWOOD, NJ 08701
(732) 333-2686

PAID BY:
MONTGOMERY MADISON ABSTRACT LP

*** PROPERTY DATA:**
Parcel ID #: 05-00-11856-94-6
Address: 227 WASHINGTON ST
CONDO B
PA
Municipality: Conshohocken Borough
(100%)
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$10.00
TAXABLE AMOUNT: \$15,046,000.00

DEED BK 6119 PG 02340 to 02347.1
Recorded Date: 12/24/2018 12:48:36 PM

FEES / TAXES:

Recording Fee:Deed	\$86.75
Affidavit Fee	\$1.50
Additional Pages Fee	\$6.00
Affordable Housing Pages	\$6.00
State RTT	\$150,460.00
Conshohocken Borough RTT	\$75,230.00
Colonial School District RTT	\$75,230.00
Total:	\$301,020.25

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



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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

After recording, please return to:

Peter L. Kogan
 REED SMITH LLP
 Reed Smith Centre
 225 Fifth Avenue
 Pittsburgh, PA 15222-2716

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 05-00-11856-94-6 CONSHOHOCKEN BOROUGH
 227 WASHINGTON ST CONDO B
 SF III CONSHOHOCKEN LLC \$15.00
 B 018 L B U 024 4500 12/24/2018 JU

PARCEL NO. 05-00-11856-94-6

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is dated as of December 19, 2018 but made effective as of December 20, 2018.

SFIII CONSHOHOCKEN, LLC, a Delaware limited liability company, whose mailing address is c/o Stabilis Capital Management, LP, 767 Fifth Avenue, 12th Floor, New York, NY 10153, Attn: Joseph J. Tusso ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by MILLENNIUM III OFFICE OWNER LLC, a Delaware limited liability company, whose mailing address is 160 Clubhouse Road, King of Prussia, PA 19406, Attn: Michael Schecter ("Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee the following (collectively the "Property"):

ALL that certain real property described on the attached Exhibit "A", together with all improvements thereon and appurtenances thereto, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

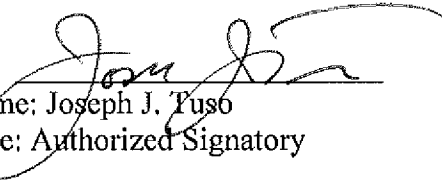
UNDER AND SUBJECT to all matters of record, without intending to reimpose the same, provided that such matters remain operative and valid in connection with the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and Grantor does hereby covenants and agrees that Grantor will WARRANT SPECIALLY the property hereby conveyed.

[Signature page follows.]

GRANTOR


SFIII CONSHOHOCKEN, LLC, a Delaware limited liability company

By: 
Name: Joseph J. Tusso
Title: Authorized Signatory

STATE OF NEW YORK
COUNTY OF NEW YORK

On this, the 19th day of December, 2018, before me, the undersigned officer, personally appeared Joseph J. Tusso, who acknowledged himself to be the Authorized Signatory of SFIII CONSHOHOCKEN, LLC, a Delaware limited liability company, and that he as such Authorized Signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by himself as such Authorized Signatory.

In witness whereof, I hereunto set my hand and official seal.



Notary Public

Printed Name: Karen Duong

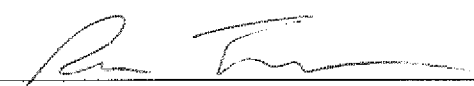
My Commission Expires: 1/29/22



CERTIFICATE OF RESIDENCE

I, the undersigned, do hereby certify that the precise residence of Grantee is: 160 Clubhouse Road, King of Prussia, PA 19406, Attn: Michael Schechter

Witness my hand and seal this 20th day of December, 2018.



Agent for Grantee

EXHIBIT A**Legal Description**

ALL THAT CERTAIN unit designated as Unit Number B named and identified in the Declaration of Condominium referred to below as Millennium, a Condominium located in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et. Seq., by the recording in the Office of the Recorder of Deeds in and for the County of Montgomery, of a Declaration of Condominium recorded in Deed Book 5335 Page 2384, being and designated in such Declaration as Unit No. B, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration and any and all Amendments thereto, as the same may change from time to time. First Amendment recorded in Deed Book 5667 Page 2249, Second Amendment recorded in Deed Book 5691 Page 2492 and Third Amendment recorded in Deed Book 5805 Page 1514.

TOGETHER with all right, title and interest of, in and to the Limited Common Elements designated for this this Unit in the Declaration of Condominium including the Plats and Plans.

BEING PARCEL NO. 05-00-11856-94-6

BEING a portion of the premises which Washington Street Associates II, L.P., a Pennsylvania limited partnership, by Deed in Lieu of Foreclosure dated 04/11/2016 and recorded 04/13/2016 in Montgomery County at Deed Book 5994 Page 2966, granted and conveyed unto SFIII Conshohocken, LLC, a Delaware limited liability company, in fee.

...

EXHIBIT B**Permitted Exceptions**

1. All matters shown on the Plan as recorded in the Recorder's Office of Montgomery County, Pennsylvania in Plan Book 30 Page 197.
2. Rights granted to Verizon of Pennsylvania, Inc. as set forth in Deed Book 5407 Page 1027, Deed Book 5407 Page 1031, and Deed Book 5407 Page 1035.
3. Rights, Liberties, Privileges and Easements as set forth in Deed Book 2664 Page 311, Deed Book 2920 Page 186, and Deed Book 5254 Page 1348.
4. Parking Garage and Access Easement Agreement by and between Washington Street Associates II, L.P., Millennium Condominium Association, and Conshohocken Associates, LP as set forth in Deed Book 5499 Page 2217, as amended and restated pursuant to that certain Amended and Restated Parking Garage and Access Easement Agreement recorded in Deed Book 5642 Page 1733.
5. Site Development Agreement by and between Borough of Conshohocken and Washington Street Associates II, L.P., Washington Street Associates IV, L.P., Washington Street Associates V, L.P., Washington Street Associates VI, L.P., Washington Associates, L.P., as set forth in Deed Book 5669 Page 505., as assigned pursuant to that certain Assignment of Site Development Agreement and Maintenance Escrow Agreement recorded in Deed Book 5807 Page 77.
6. Permitted Exceptions as set forth in Deed Book 5994 Page 2977.
7. Any matters disclosed by an ALTA/NSPS survey made by MDM for Commercial due Diligence Services on January 19, 2018, last revised January 30, 2018, designated Job Number 17-12-0195:013.
8. Public and private rights to that portion of the Property lying in the bed of Poplar Street.
9. All matters shown on the Plan as recorded in the Recorder's Office of Montgomery County, Pennsylvania in Plan Book A44 Page 1, and Plan Book 30 Page 197.
10. Rights granted to Philadelphia Electric Company as set forth in Deed Book 3410 Page 239, Deed Book 4029 Page 144, Deed Book 4029 Page 146 and Deed Book 5084 Page 1006.
11. Cross-Easement Agreement by and between AMCAR Associates and David Smith Steel Company, Inc. as set forth in Deed Book 4685 Page 354.
12. Easement by and between AMCAR Associates, and Lawrence H. Brown and Charles A. Bradley as set forth in Deed Book 4699 Page 1974.

13. Rights granted to The Bell Telephone Company as set forth in Deed Book 4706 Page 260.
14. Easement by and between Montgomery County Industrial Development Authority, AMCAR Associates, and Lawrence H. Brown and Charles A. Bradley as set forth in Deed Book 4720 Page 467.
15. Landlord/Mortgagee Consent and Waiver by and between SCS Partnership and Carson Concrete Corporation as set forth in Deed Book 4921 Page 2300.
16. Terms and conditions of Lease to Floating Corporation as evidenced by an Agreement thereof recorded in Deed book 5080 Page 733, lessor's interest as assigned to Washington Street Associates II, L.P. by Assignment and Assumption of Lease recorded in Deed Book 5307 Page 1823 and lessee's interest as assigned to WSA II Boat, LLC, as permitted nominee or assignee of O'Neill Properties Group, L.P. by Assignment and Assumption of Lease recorded in Deed Book 5307 Page 1831.
17. Rights granted to Bell Atlantic Pennsylvania as set forth in Deed Book 5129 Page 1674, and Deed Book 5138 Page 1889.
18. Conditions and Reservations as set forth in Deed Book 5240 Page 661.
19. Access, Parking and Utilities Easement Agreement by and between Washington Street Associates, L.P. and Washington Street Associates II, L.P. as set forth in Deed Book 5309 Page 1621.
20. Declaration of Access and Utilities Easement as set forth in Deed Book 5309 Page 1641, as assigned pursuant to Memorandum of Assignment of Declaration of Access and Utilities Easement recorded in Deed Book 5642 Page 1600.
21. Protective Covenants Agreement by and between Washington Street Associates II, L.P., Millennium Condominium Association, and Washington Street Associates, L.P. as set forth in Deed Book 5335 Page 2358, as amended pursuant to (i) that certain Amendment to Protective Covenants Agreement recorded in Deed Book 5450 Page 2014 and (ii) that certain Amended and Restated Protective Covenants Agreement recorded Deed Book 5588 Page 1216, subject to Notices Pursuant to Amended and Restated Protective Covenants Agreement recorded in Deed Book 5594 Page 217, Deed Book 5668 Page 1152, Deed Book 5668 Page 1158, Deed Book 5962 Page 1791, Deed Book 5962 Page 2078, and Deed Book 5963 Page 846.
22. Covenants, conditions, restrictions, easements, limitations, reservations, terms, lien rights, provisions and charges, including, but not limited to, the use of, and the rights of others in and to the use of common elements, as set forth in the Declaration of Condominium, recorded 10/20/2000 as Deed Book 5335 Page 2384, Amended and Restated Declaration of Condominium recorded on 04/11/2007 in Deed Book 5642 Page 1661, First Amendment to Amended and Restated Declaration of Condominium recorded on 10/09/2007 in Deed Book 5667 Page 2249, Second Amendment to Amended and Restated Declaration of Condominium recorded on 05/08/2008 in Deed Book 5691 Page 2492, Third Amendment

- to Amended and Restated Declaration of Condominium recorded on 06/28/2011 in Deed Book 5805 Page 1514, and any and all subsequent amendments thereto.
23. Condominium Declaration Estoppel and Agreement recorded in Deed Book 5642 Page 1760.
 24. Easement Agreement and Estoppel Agreement recorded in Deed Book 5642 Page 1775.
 25. Rights granted to Verizon Pennsylvania, Inc. as set forth in Deed Book 5407 Page 1027, Deed Book 5407 Page 1031, and Deed Book 5407 Page 1035.
 26. Parking Garage and Access Easement Agreement by and between Washington Street Associates II, L.P., Millennium Condominium Association, and Conshohocken Associates, LP as set forth in Deed Book 5499 Page 2217, as amended and restated pursuant to that certain Amended and Restated Parking Garage and Access Easement Agreement recorded in Deed Book 5642 Page 1733.
 27. Easement Agreement by and between Washington Street Associates Residential Partners, L.P., Washington Street Associates II, L.P., Washington Street Associates IV, L.P., and Millennium Condominium Association as set forth in Deed Book 5588 Page 1245, subject to Notice Regarding Easement Agreement recorded in Deed Book 5594 Page 223.
 28. Access, Parking and Construction Cross Easement Agreement by and between Washington Street Associates II, L.P., Washington Street Associates IV, L.P., Millennium Condominium Association, and The Borough of Conshohocken as set forth in Deed Book 5667 Page 2205.
 29. Site Development Agreement by and between Borough of Conshohocken, and Washington Street Associates II, L.P., Washington Street Associates IV, L.P., Washington Street Associates V, L.P., Washington Street Associates VI, L.P., Conshohocken Associates, L.P. as set forth in Deed Book 5669 Page 505, as assigned pursuant to that certain Assignment of Site Development Agreement and Maintenance Escrow Agreement recorded in Deed Book 5807 Page 77.
 30. Parking Easement Agreement by and between Washington Street Associates IV, L.P., Washington Street Associates VI, L.P., and Washington Street Associates II, L.P. as set forth in Deed Book 5811 Page 540.
 31. Access Easement and Cooperation Agreement by and between Washington Street Associates II, L.P., Londonbury Apartments, LP, and Borough of Conshohocken Sewer Authority as set forth in Deed Book 5886 Page 1222.
 32. Deed of Easement and Dedication of Sanitary Sewer Facilities Located in Borough of Conshohocken, Montgomery County, Pennsylvania by and between Washington Street Associates II, L.P., Londonbury Apartments, LP, and Borough of Conshohocken Sewer Authority as set forth in Deed Book 5886 Page 1238.
 33. Riparian rights of others in and to Schuylkill River crossing or abutting Property.

34. Laws and authority of the Federal and State governments, their political subdivisions and agencies, to regulate commerce and navigation over that portion of the Property extending beyond the high water marks of Schuylkill River; and to exert governmental title and ownership in the area lying beyond the original low water mark.

UNOFFICIAL COPY
DEED 6119 02340

REV-183 EX (2-15)



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	\$150,460.00
Book Number	6119
Page Number	02340
Date Recorded	12/24/2018 12:48:36 PM

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

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

Name Peter L. Kogan	Telephone Number: (412) 288-7181
Mailing Address 225 Fifth Avenue	City Pittsburgh
	State PA
	ZIP Code 15203

B. TRANSFER DATA

Date of Acceptance of Document 12/24/2018	
Grantor(s)/Lessor(s) SFIII Conshohocken, LLC	Telephone Number: (212) 256-8970
Grantee(s)/Lessee(s) Millennium III Office Owner LLC	Telephone Number:
Mailing Address 767 Fifth Avenue, 12th Floor	Mailing Address 160 Clubhouse Road
City New York	State NY
ZIP Code 10153	City King of Prussia
	State PA
	ZIP Code 19406

C. REAL ESTATE LOCATION

Street Address 227 Washington Street	City, Township, Borough Conshohocken
County Montgomery	School District Colonial School District
	Tax Parcel Number 05-00-11856-946

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration 15,046,000.00	2. Other Consideration +0.00	3. Total Consideration = 15,046,000.00
4. County Assessed Value 6,336,620.00	5. Common Level Ratio Factor x 1.96	6. Computed Value = 12,419,187.20

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

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
--	---	---

2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party <i>[Signature]</i>	Date 12/18/18
---	------------------

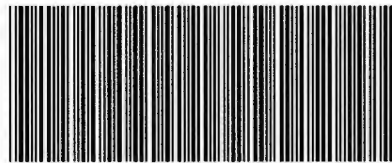
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



DEED BK 6288 PG 02432 to 02444

INSTRUMENT # : 2022067207

RECORDED DATE: 06/27/2022 08:22:38 AM



6122555-00230

**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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 13

Document Type: Deed
Document Date: 06/01/2022
Reference Info:

Transaction #: 6610525 - 5 Doc(s)
Document Page Count: 12
Operator Id: sford

RETURN TO: (Simplifile)
MONTGOMERY MADISON ABSTRACT, LP
1125 OCEAN AVE STE 1010
LAKEWOOD, NJ 08701
(732) 333-2686

PAID BY:
MONTGOMERY MADISON ABSTRACT LP

*** PROPERTY DATA:**

Parcel ID #:	05-00-11856-10-9	05-00-11856-11-8	05-00-11856-12-7
Address:	WASHINGTON ST CONDO E PA	WASHINGTON ST CONDO F PA	WASHINGTON ST CONDO G PA
Municipality:	Conshohocken Borough (100%)	Conshohocken Borough (0%)	Conshohocken Borough (0%)
School District:	Colonial	Colonial	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$8,750,000.00
TAXABLE AMOUNT: \$8,750,000.00

DEED BK 6288 PG 02432 to 02444
Recorded Date: 06/27/2022 08:22:38 AM

FEES / TAXES:

Recording Fee:Deed	\$86.75
Affidavit Fee	\$1.50
Additional Pages Fee	\$16.00
Additional Parcels Fee	\$60.00
Affordable Housing Pages	\$16.00
Affordable Housing Parcels	\$2.00
State RTT	\$87,500.00
Conshohocken Borough RTT	\$43,750.00
Colonial School District RTT	\$43,750.00
Total:	\$175,182.25

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



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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

Prepared By:

Kleinbard LLC
1717 Arch Street, 5th Floor
Philadelphia, PA 19103

When Recorded, Return To:

Morgan Properties Acquisition Company LLC
c/o Morgan Properties
160 Clubhouse Road
King of Prussia, PA 19406
Attention: Michael Schechter

Tax Parcel # Tax ID / Parcel No. 05-00-11856-10-9 (UNIT E)
Tax ID / Parcel No. 05-00-11856-11-8 (UNIT F)
Tax ID / Parcel No. 05-00-11856-12-7 (UNIT G)
Tax ID / Parcel No. 05-00-11856-93-7 (UNIT H)
Tax ID / Parcel No. 05-00-11856-14-5 (UNIT J)

SPECIAL WARRANTY DEED

THIS INDENTURE is executed on June 1, 2022, and effective as of June 8, 2022, between **TPT MILLENNIUM, LLC**, a Delaware limited liability company (hereinafter called the "Grantor") and **MILLENNIUM IV LAND OWNER LLC**, a Delaware limited liability company (hereinafter called the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of EIGHT MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$8,750,00.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and conveyed, and by these presents does grant, bargain and sell, release and convey unto the Grantee, its successors and assigns,

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

UNDER AND SUBJECT to all covenants, conditions, restrictions, easements, rights of way and reservations of record, to the extent valid, subsisting and enforceable.

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

otherwise howsoever, of, in and to the same and every part thereof.

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

UNDER AND SUBJECT, as aforesaid.

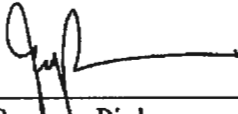
AND the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that it, the Grantor and its successors and assigns, all and singular the buildings, hereditaments and premises hereby granted or mentioned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

[Signature on next page]

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

GRANTOR:

TPT MILLENNIUM, LLC, a Delaware limited liability company

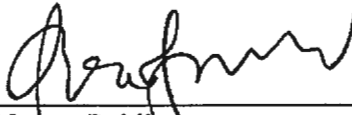
By: 
Name: Gregory Pinkus
Title: Authorized Signatory

STATE OF NEW YORK)

COUNTY OF NEW YORK)

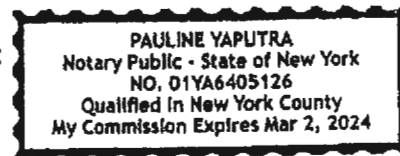
ON THIS, the 1st day of June, 2022, before me, the undersigned office, personally appeared Gregory Pinkus who acknowledged him/herself to be the Authorized Signatory of TPT MILLENNIUM, LLC, a Delaware limited liability company, and that he/she as such office, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as said officer.

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


Notary Public

My Commission expires:

(Notarial Seal)

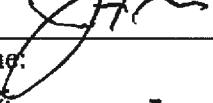


Certification of Address

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

c/o Morgan Properties
112 S. French Street, Suite 105-MP
Wilmington, DE 19801

MILLENNIUM IV LAND OWNER LLC,
a Delaware limited liability company

By: 
Name: _____
Title:

Jason A. Morgan
Vice-President

[signature page to Special Warranty Deed – Millennium IV]

Exhibit "A"**Legal Description****UNIT E**

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et see by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit E together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 2.5%.)

BEING Parcel Number: 05-00-11856-10-9 - (Unit E)

UNIT E is the same real property being described as follows:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE), SAID POINT BEING LOCATED THE FOLLOWING COURSE AND DISTANCE FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), ALONG THE EASTERLY SIDE OF ASH STREET SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATED, L.P., SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 110.72 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F", SOUTH 02 DEGREES 33 MINUTES 59 SECONDS WEST, 197.16 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES THE FOLLOWING TWO COURSES AND DISTANCES; 1) NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST, 49.60 FEET TO A POINT, 2) NORTH 60 DEGREES 25 MINUTES 12 SECONDS WEST, 70.14 FEET TO A POINT ON THE EASTERLY SIDE OF ASH STREET, THENCE CONTINUING ALONG SAID SIDE OF ASH STREET, NORTH 02 DEGREES 34 MINUTES 00 SECONDS EAST, 153.75 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 19,833 SF (0.455 ACRES) OF LAND MORE OR LESS.

BEING PARCEL NUMBER: 05-00-11856-10-9 - (UNIT E)

UNIT F

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et see

by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit F together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11856-11-8 - (Unit F)

UNIT F is the same real property being described as follows:

BEGINNING AT A POINT AT THE NORTHWESTERN CORNER "UNIT F" AND THE NORTHEASTERN CORNER OF "UNIT E", SAID POINT BEING LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), 1) ALONG THE EASTERLY SIDE OF ASH STREET SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, 2) THENCE LEAVING SAID LINE SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 110.72 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT F" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATES, L.P. AND "UNIT I", SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 154.35 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT F" AND "UNIT G", SOUTH 02 DEGREES 33 MINUTES 59 SECONDS WEST, 234.16 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT F" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES, NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST, 158.72 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F", NORTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, 197.16 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 33,287 SF (0.764 ACRES) OF LAND MORE OR LESS.

UNIT G

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit G together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11866-12-7 - (Unit G)

UNIT G is the same real property being described as follows:

BEGINNING AT A POINT AT THE CORNER OF THE NORTHERLY PROPERTY LINE OF "UNIT G" AND THE NORTHERLY PROPERTY LINE OF "UNIT F", SAID POINT BEING LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), 1) ALONG THE EASTERLY SIDE OF ASH STREET SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, 2) THENCE LEAVING SAID LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F" FROM THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATES, L.P. AND WASHINGTON STREET ASSOCIATES IV. LP, SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 265.07 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND WASHINGTON STREET ASSOCIATES IV. LP, THE FOLLOWING TWO COURSES AND DISTANCES; 1) SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 55.37 FEET TO A POINT, 2) NORTH 81 DEGREES 43 MINUTES 27 SECONDS EAST, 106.55 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND THE "GENERAL COMMON ELEMENTS I" AND "UNIT H", SOUTH 02 DEGREES 34 MINUTES 01 SECONDS WEST, 253.37 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG SAID COMMON LINE SEPARATING "UNIT G" AND "UNIT H", SOUTH 36 DEGREES 34 MINUTES 30 SECONDS WEST, 34.27 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES THE FOLLOWING TWO COURSES AND DISTANCES; 1) NORTH 78 DEGREES 39 MINUTES 17 SECONDS WEST, 73.46 FEET TO A POINT, 2) NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST, 70.18 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING UNIT "F" AND "UNIT G", NORTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, 234.16 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 40,928 SF (0.940 ACRES) OF LAND MORE OR LESS.

UNIT H

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit H together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11856-93-7 - (Unit H)

UNIT H is the same real property being described as follows:

BEGINNING AT A POINT AT THE CORNER OF THE NORTHERLY PROPERTY LINE OF "UNIT H" AND THE EASTERLY PROPERTY LINE OF "UNIT F", SAID POINT BEING LOCATED THE FOLLOWING FOUR COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), 1) ALONG THE EASTERLY SIDE OF ASH STREET

SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, 2) THENCE LEAVING SAID LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F" FROM THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATES, L.P. AND "UNIT I", SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 320.44 FEET TO A POINT, 3) THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND "UNIT I", NORTH 81 DEGREES 43 MINUTES 27 SECONDS EAST, 106.55 FEET TO A POINT, 4) THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND "GENERAL COMMON ELEMENTS I", SOUTH 02 DEGREES 34 MINUTES 01 SECONDS WEST, 70.82 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "GENERAL COMMON ELEMENTS I" AND "UNIT A", NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 82.01 FEET TO A POINT, THENCE CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT A" THE FOLLOWING THREE COURSE AND DISTANCES; 1) SOUTH 07 DEGREES 46 MINUTES 11 SECONDS EAST, 15.00 FEET TO A POINT, 2) NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 61.00 FEET TO A POINT, 3) NORTH 07 DEGREES 46 MINUTES 11 SECONDS WEST, 17.87 FEET TO A POINT, THENCE CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT A" AND "GENERAL COMMON ELEMENTS III", NORTH 82 DEGREES 15 MINUTES 33 SECONDS EAST, 82.58 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT J", SOUTH 07 DEGREES 43 MINUTES 51 SECONDS EAST, 276.12 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN BOROUGH, SOUTH 87 DEGREES 28 MINUTES 24 SECONDS WEST, 292.22 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES, NORTH 04 DEGREES 02 MINUTES 12 SECONDS EAST, 43.41 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT G" THE FOLLOWING TWO COURSE AND DISTANCES; 1) NORTH 36 DEGREES 34 MINUTES 30 SECONDS EAST, 34.27 FEET TO A POINT, 2) NORTH 02 DEGREES 34 MINUTES 01 SECONDS EAST, 182.55 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.
CONTAINING 65,448 SF (1.502 ACRES) OF LAND MORE OR LESS.

UNIT J

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit J together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11856-14-5 - (Unit J)

UNIT J is the same real property being described as follows:

BEGINNING AT A POINT AT THE NORTHEASTERN CORNER OF "UNIT J" ALONG THE WESTERLY BOUNDARY OF "UNIT D", SAID POINT BEING LOCATED THE FOLLOWING SIX

COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE); 1) CONTINUING ALONG SAID TITLE LINE, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING THE RADIUS 2,561.71 FEET, THE ARC LENGTH 225.73 FEET, THE CHORD BEARING SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, AND THE CHORD LENGTH 225.66 FEET TO A POINT, 2) THENCE LEAVING SAID LINE SOUTH 02 DEGREES 36 MINUTES 00 SECONDS WEST, 25.10 FEET TO A POINT ON THE SOUTHERLY SIDE OF WASHINGTON STREET, 3) THENCE CONTINUING ALONG SAID SIDE, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING THE RADIUS 2,586.71 FEET, THE ARC LENGTH 254.77 FEET, THE CHORD BEARING NORTH 84 DEGREES 43 MINUTES 15 SECONDS EAST, 254.61 FEET TO A POINT, 4) THENCE ALONG SAID LINE NORTH 81 DEGREES 54 MINUTES 00 SECONDS EAST, 313.73 FEET TO A POINT, 5) THENCE LEAVING SAID LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT C" AND "GENERAL COMMON ELEMENTS II" AND "UNIT D", SOUTH 07 DEGREES 43 MINUTES 51 SECONDS EAST, 305.61 FEET TO A POINT, 6) THENCE CONTINUING ALONG SAID COMMON LINE SEPARATING "UNIT D" AND "GENERAL COMMON ELEMENTS II", SOUTH 82 DEGREES 13 MINUTES 49 SECONDS WEST, 11.00 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND "UNIT D", SOUTH 07 DEGREES 43 MINUTES 51 SECONDS EAST, 336.66 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND THE LANDS NOW OR FORMERLY CONSHOCKEN BOROUGH THE FOLLOWING TWO COURSE AND DISTANCES; 1) SOUTH 79 DEGREES 36 MINUTES 09 SECONDS WEST, 6.23 FEET TO A POINT, 2) SOUTH 87 DEGREES 28 MINUTES 24 SECONDS WEST, 188.76 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND UNIT H", NORTH 07 DEGREES 43 MINUTES 51 SECONDS WEST, 276.12 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND "GENERAL COMMON ELEMENTS III" AND "UNIT B", NORTH 82 DEGREES 15 MINUTES 33 SECONDS EAST, 90.55 FEET TO A POINT, THENCE CONTINUING ALONG SAID COMMON LINE SEPARATING "UNIT J" AND "UNIT B" THE FOLLOWING FIVE COURSES AND DISTANCES; 1) SOUTH 07 DEGREES 46 MINUTES 11 SECONDS EAST, 18.00 FEET TO A POINT, 2) NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 60.00 FEET TO A POINT, 3) NORTH 07 DEGREES 46 MINUTES 11 SECONDS WEST, 27.29 FEET TO A POINT, 4) NORTH 82 DEGREES 09 MINUTES 40 SECONDS EAST, 23.57 FEET TO A POINT, 5) NORTH 07 DEGREES 46 MINUTES 11 SECONDS WEST, 34.31 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND "GENERAL COMMON ELEMENTS II", NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 20.12 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 55,362 SF (1.271 ACRES) OF LAND MORE OR LESS.

WITH respect to the Units E, F, G, H, and J:

TOGETHER with rights granted in the Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514.

TOGETHER with rights granted in the Amended and Restated Protective Covenants Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; Washington Street Associates V, LP., a Pennsylvania Limited Partnership; Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania

Uniform Condominium Act; and Washington Street Associates Residential Partners, L.P., a Delaware limited partnership dated 1/20/2006 and recorded in Deed Book 5588 page 1216 on 1/27/2006.

TOGETHER with rights granted in the Easement Agreement between Washington Street Associates Residential Partners, L.P., a Delaware limited partnership; Washington Street Associates II, LP., a Pennsylvania Limited Partnership; Washington Street Associates IV, L.P., a Pennsylvania Limited Partnership; and Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania Uniform Condominium Act dated 1/20/2006 and recorded in Deed Book 5588 page 1245 on 1/27/2006.

TOGETHER with rights granted in the Amended and Restated Parking Garage and Access Easement Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania Uniform Condominium Act; Conshohocken Associates, L.P., a Pennsylvania limited partnership; and Washington Street Associates IV, L.P., a Pennsylvania Limited Partnership dated 3/30/2007 and recorded in Deed Book 5642 page 1733 on 4/11/2007.

TOGETHER with rights granted in the Declaration of Access and Utilities Easement agreement between The Borough of Conshohocken, a Commonwealth municipality operating under the Borough Code of the Commonwealth of Pennsylvania; Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; and WSA II Boat, LLC, a Pennsylvania limited liability company dated 2/15/2000 and recorded in Deed Book 5309 page 1641. Terms of which are further clarified in the Access, Parking and Construction Cross Easement Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; Washington Street Associates IV, L.P., a Pennsylvania Limited Partnership; Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania Uniform Condominium Act; and The Borough of Conshohocken, a Commonwealth municipality operating under the Borough Code of the Commonwealth of Pennsylvania dated September 28, 2007 and recorded in Deed Book 5667 page 2205 on October 9, 2007.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-10-9 CONSHOHOCKEN BOROUGH
WASHINGTON ST CONDO E
TPT MILLENNIUM LLC \$15.00
B 018 L E U 028 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-93-7 CONSHOHOCKEN BOROUGH
WASHINGTON ST CONDO H
TPT MILLENNIUM LLC \$15.00
B 018 L H U 025 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-11-8 CONSHOHOCKEN BOROUGH
WASHINGTON ST CONDO F
TPT MILLENNIUM LLC \$15.00
B 018 L F U 029 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-14-5 CONSHOHOCKEN BOROUGH
WASHINGTON ST CONDO J
TPT MILLENNIUM LLC \$15.00
B 018 L J U 032 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-12-7 CONSHOHOCKEN BOROUGH
WASHINGTON ST CONDO G
TPT MILLENNIUM LLC \$15.00
B 018 L G U 030 4345 06/22/2022 JG

REV-183
 BUREAU OF INDIVIDUAL TAXES
 PO BOX 280603
 HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX
 STATEMENT OF VALUE**
 COMPLETE EACH SECTION

RECORDER'S USE ONLY

State Tax Paid: _____
 Book: _____ Page: _____
 Instrument Number: _____
 Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document _____

Grantor(s)/Lessor(s) TPT Millennium, LLC	Telephone Number (212) 753-5100	Grantee(s)/Lessee(s) Millennium IV Land Owner LLC	Telephone Number (610) 265-2650
Mailing Address c/o Terra Capital Partners, 805 Third Avenue, 8th Floor		Mailing Address c/o Morgan Properties, 112 S. French Street, Suite 105-MP	
City New York	State NY	ZIP Code 10022	City Wilmington
			State DE
			ZIP Code 19801

SECTION II REAL ESTATE LOCATION

Street Address 227 Washington Street, Unit E, F, G, H, J	City, Township, Borough Conshohocken
County Montgomery	School District COLONIAL
Tax Parcel Number 05-00-11856-10-4, 05-00-11856-11-8, 05-00-11856-12-7, 05-00-11856-93-7 and 05-00-11856-14-5	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 8,750,000.00	2. Other Consideration +	3. Total Consideration = 8,750,000.00
4. County Assessed Value See Attachment	5. Common Level Ratio Factor x 2.24	6. Computed Value = 587,216.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or Intestate succession. _____ (Name of Decedent) (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Christopher R. Sullivan	Telephone Number (215) 528-2000
Mailing Address Kleinbard, 1717 Arch St., 5th Floor	City Philadelphia
	State PA
	ZIP Code 19103

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

Signature of Correspondent or Responsible Party *[Signature]* Date *6/22/22*

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



1830019105

1830019105

ATTACHMENT TO
PENNSYLVANIA REAL TRANSFER TAX STATEMENT OF VALUE

Grantor: TPT Millennium, LLC

Grantee: Millennium IV Land Owner LLC

Date of Deed:

Address	Tax Parcel No.	Assessed Value	Computed Value
227 Washington St., Unit E	05-00-11856-10-9	\$24,200	\$54,208.00
227 Washington St., Unit F	05-00-11856-11-8	\$40,600	\$90,944.00
227 Washington St., Unit G	05-00-11856-12-7	\$49,950	\$111,888.00
227 Washington St., Unit H	05-00-11856-93-7	\$79,850	\$178,864.00
227 Washington St., Unit J	05-00-11856-14-5	\$67,550	\$151,312.00
		Total:	\$587,216.00

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

MILLENNIUM III OFFICE OWNER LLC & MILLENNIUM IV LAND OWNER LLC PROPOSED DEVELOPMENT

LOCATION OF SITE
225 & 227 WASHINGTON STREET, CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA
BLOCK 18, UNITS 11, 24 & 32

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF CONDITIONAL USE AND PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

I DO HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE LAND HEREIN DEVELOPED AND THAT MY CONSENT TO THE APPROVAL OF THIS PLAN HAS BEEN GRANTED AND THAT I DESIRE THE SAME TO BE RECORDED ON BEHALF OF MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV LAND OWNER LLC.

MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV LAND OWNER LLC

BY: _____
NAME: _____
TITLE: _____

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV LAND OWNER LLC, AND THAT HE AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING DOCUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNDER SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CONSHOHOCKEN BOROUGH ENGINEER

REVIEWED BY THE CONSHOHOCKEN BOROUGH ENGINEER ON THIS _____ DAY OF _____, 2023.

CONSHOHOCKEN BOROUGH COUNCIL

APPROVED BY BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN THIS _____ DAY OF _____, 2023.

PRESIDENT _____ SECRETARY _____

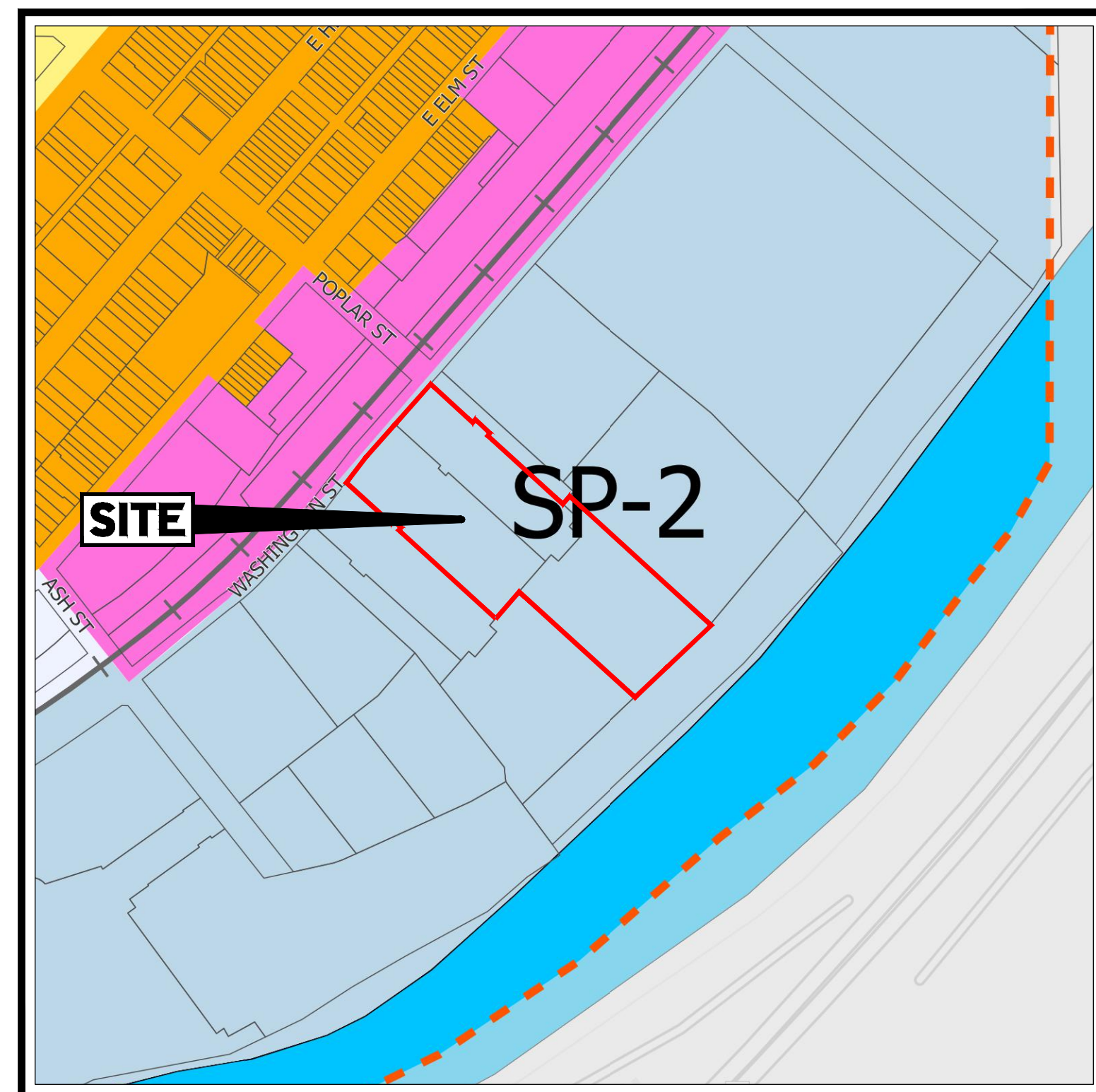
CERTIFICATE OF ACCURACY

I, DONALD P. SWEENEY, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY.

DONALD P. SWEENEY, PA P.L.S. NO: SU0755661 DATE _____

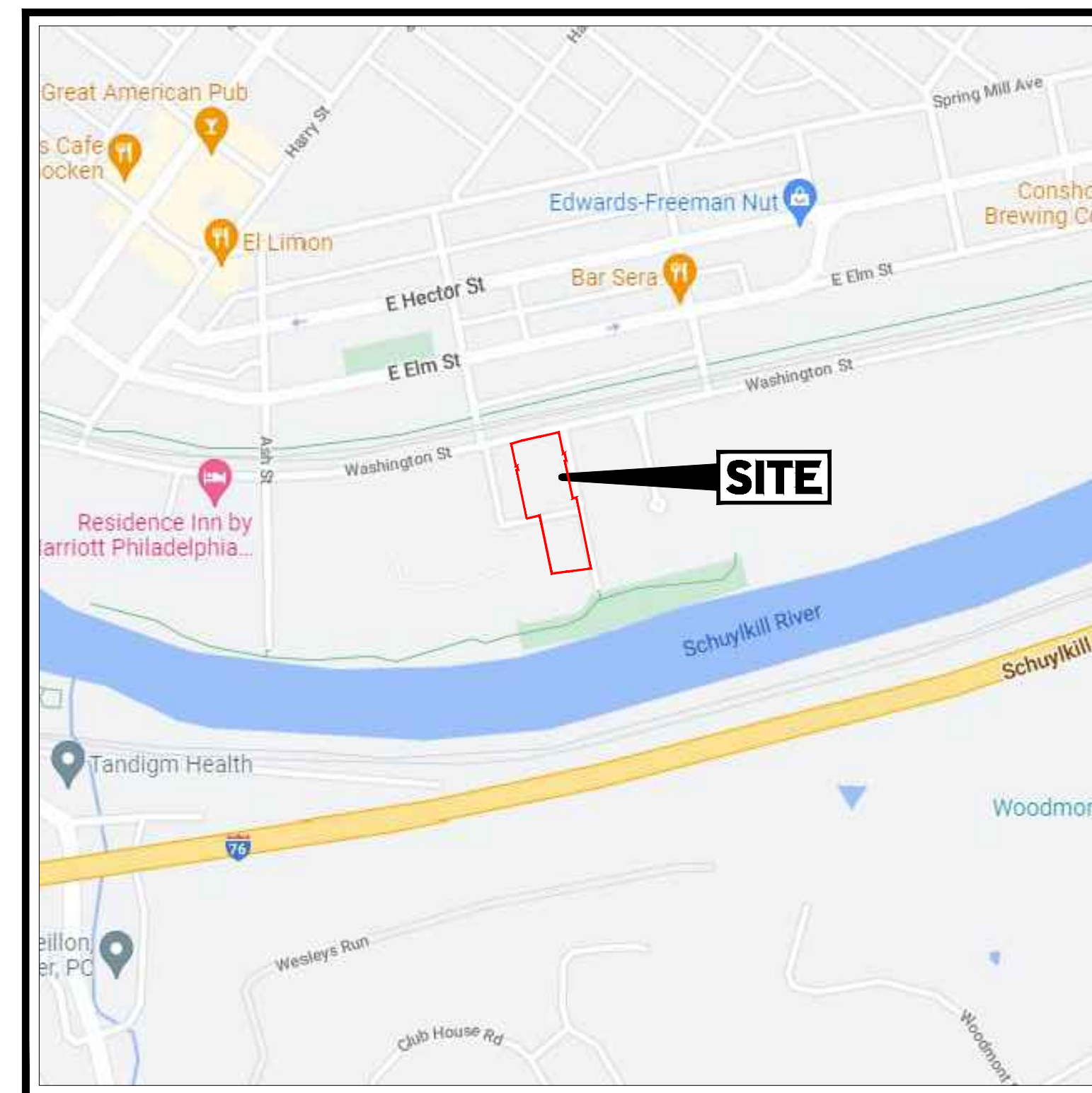
RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF _____, AT _____ IN PLAN BOOK NO. _____ PAGE NO. _____ ON _____, 2023.



ZONING MAP

SCALE: 1" = 250'
SOURCE: CONSHOHOCKEN BOROUGH



LOCATION MAP

SCALE: 1" = 500'
SOURCE: GOOGLE

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SITE PLAN	C-301
GRADING & UTILITY PLAN	C-401
SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN	C-601
SOIL EROSION AND SEDIMENT POLLUTION CONTROL NOTES & DETAILS	C-602, C-603
LIGHTING PLAN	C-701
LANDSCAPE PLAN	C-702
LANDSCAPE DETAILS	C-703
DETAILS	C-901

REQUESTED WAIVERS FROM THE BOROUGH OF CONSHOHOCKEN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- A WAIVER FROM SECTION 22-306.A(1) - PARTIAL WAIVER TO NOT SHOW ALL EXISTING AND PROPOSED FEATURES WITHIN 100 FEET OF THE PROPERTY, SUBJECT TO APPLICANT PROVIDING SUCH INFORMATION DEEMED NECESSARY BY THE BOROUGH ENGINEER.
- SECTION 22-308.A AND C - WAIVER TO PERMIT SIMULTANEOUS SUBMISSION, REVIEW, AND APPROVAL OF PRELIMINARY AND FINAL SUBDIVISION AND LAND DEVELOPMENT.
- SECTION 22-405.1 C - WAIVER TO PERMIT SIDEWALK OF LESS THAN 16" IN WIDTH, SUBJECT TO THE CONDITION THAT ALL SIDEWALKS SHALL BE A MINIMUM OF 5" IN WIDTH (INCLUDING THE TOP OF CURB) ALONG THE PRIVATE ROADWAY.



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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www.811.org
#20220771060

NOT APPROVED FOR CONSTRUCTION

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

PROJECT No.: PAA220024.00
DRAWN BY: DMB
CHECKED BY: JPA
DATE: 5/11/2023
CAD ID: PAA220024.00-X-TTLB-LDVP

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR

MILLENNIUM III
OFFICE OWNER LLC
AND MILLENNIUM IV
LAND OWNER LLC
PROPOSED DEVELOPMENT
POPLAR STREET &
WASHINGTON STREET
BOROUGH OF CONSHOHOCKEN,
MONTGOMERY COUNTY, PA
19428

BOHLER //

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



SHEET TITLE:

**COVER
SHEET**

SHEET NUMBER:

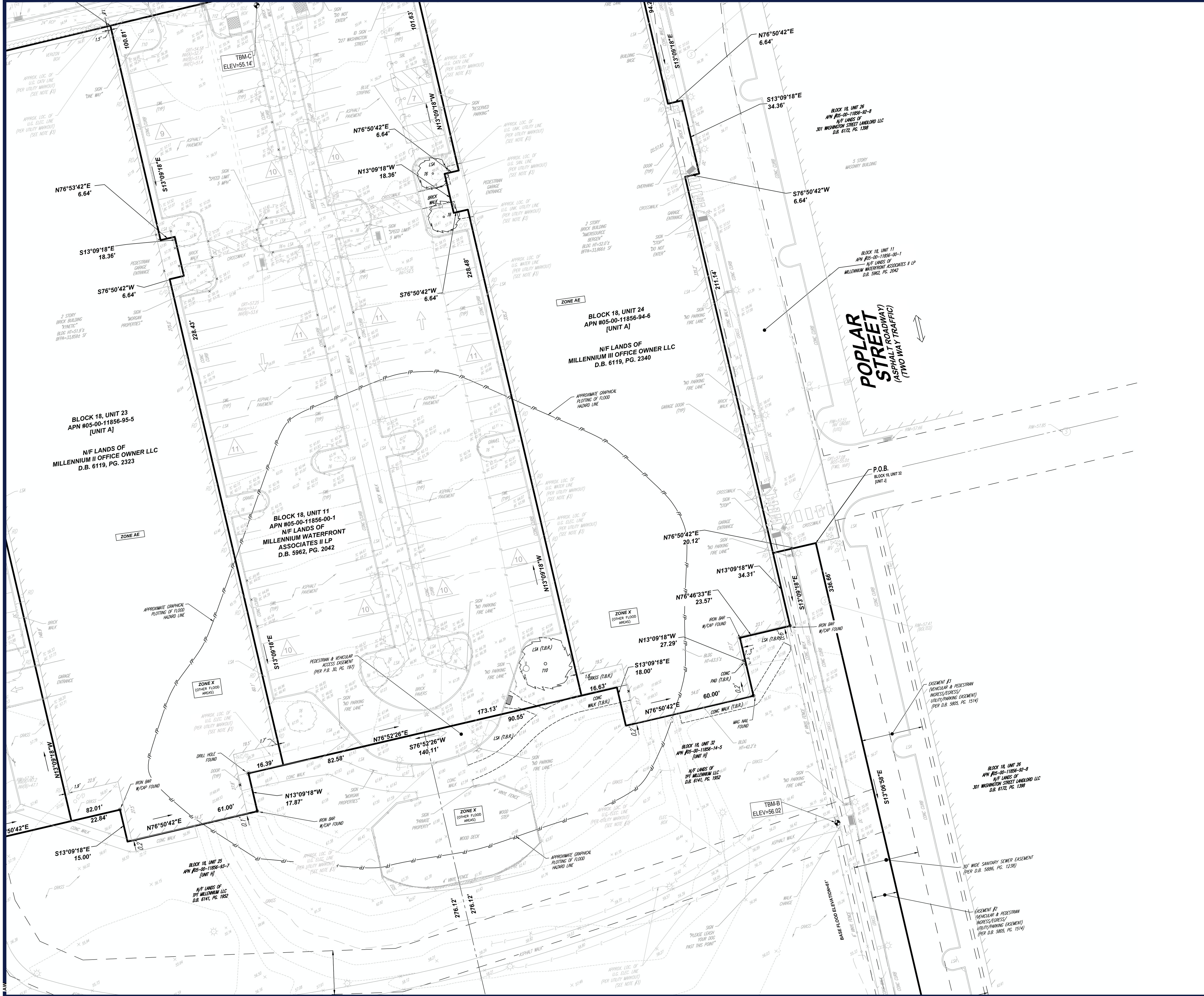
C-101

ORG. DATE - 5/11/2023

PREPARED BY

BOHLER //

R:\2022\PA220024.00\CADD\DRAWINGS\PLAN SET\TRICHTERL SITE PLANS\PA220024.00-COVER.dwg - LAYOUT: C-101 COVER



LEGEND
EXISTING

PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
CONCRETE MONUMENT/ IRON PIN	[Symbol]
SIGN	[Symbol]
PARKING COUNT	[Symbol]
AREA LIGHT	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
ROOF DRAIN/CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
UTILITY POLE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
ELECTRIC LINE	[Symbol]
TELEPHONE LINE	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]

LEGEND
TO BE REMOVED

EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
GUIDE RAIL	[Symbol]
TREELINE	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
CONCRETE MONUMENT/ IRON PIN	[Symbol]
SIGN	[Symbol]
PARKING COUNT	[Symbol]
AREA LIGHT	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
ROOF DRAIN/CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
UTILITY POLE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
ELECTRIC LINE	[Symbol]
TELEPHONE LINE	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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#20220771060

NOT APPROVED FOR CONSTRUCTION

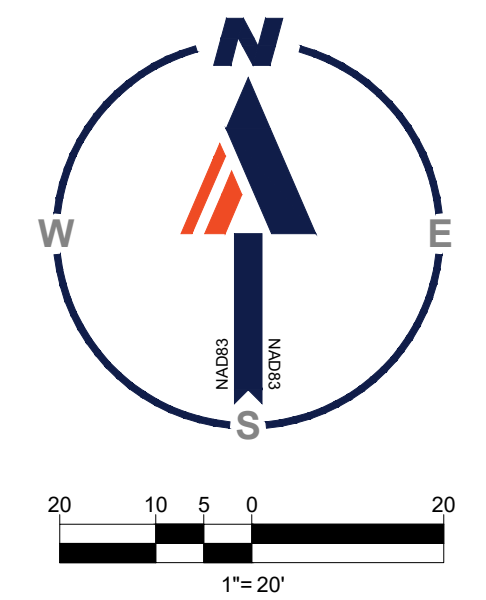
PROJECT No.: PAA220024.00
DRAWN BY: DMB
CHECKED BY: JPA
DATE: 5/12/2023
CAD ID: PAA220024.00-X-TTLB-LDVP

PROJECT:
**PRELIMINARY/FINAL
LAND
DEVELOPMENT
PLANS**
FOR
**MILLENNIUM III
OFFICE OWNER LLC
AND MILLENNIUM IV
LAND OWNER LLC**
PROPOSED DEVELOPMENT
**POPLAR STREET &
WASHINGTON STREET**
BOROUGH OF CONSHOHOCKEN,
MONTGOMERY COUNTY, PA
19428

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

J.P. ALEJNIKOV
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE # PE000900

SHEET TITLE:
**EXISTING
CONDITIONS/
DEMOLITION
PLAN**
SHEET NUMBER:
C-201
ORG. DATE - 5/11/2023



R:\2022\PA220024.00\CADD\DRAWINGS\PLAN SET\TRIAL SITE PLANS\PA220024.00-LDVP.dwg...LAYOUT: C-201.DWG



LEGEND
PROPOSED

BUILDING	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
RETAINING WALL	[Symbol]
SIDEWALK	[Symbol]
SIGN	[Symbol]
DRAINAGE INLET	[Symbol]
STORM PIPE	[Symbol]
SPOT ELEVATION	[Symbol]
YARD DRAIN	[Symbol]

LEGEND
EXISTING

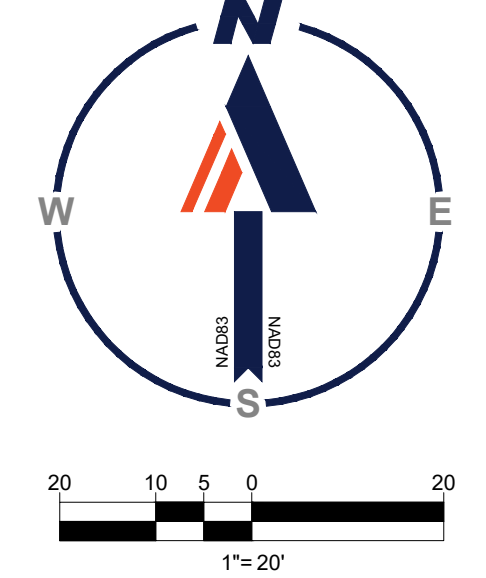
PROPERTY LINE	[Symbol]
R.O.W. LINE	[Symbol]
ADJACENT PROPERTY LINE	[Symbol]
EASEMENT LINE	[Symbol]
SETBACK LINE	[Symbol]
LEASE LINE	[Symbol]
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
CONCRETE MONUMENT/ IRON PIN	[Symbol]
SIGN	[Symbol]
PARKING COUNT	[Symbol]
AREA LIGHT	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
ROOF DRAIN/CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
UTILITY POLE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
ELECTRIC LINE	[Symbol]
TELEPHONE LINE	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]

STORM STRUCTURE SCHEDULE

NAME	TYPE	GRT/RIM ELEV. (FT.)	INVERTS
IN101	TYPE M INLET	67.50	INV IN = 65.00' (4")
IN201	TYPE M INLET	56.50	INV IN = 54.50' (4")
YD101	YARD DRAIN	67.90	INV IN = 66.00' (4") INV OUT = 65.83' (4")

STORM DRAIN SCHEDULE

FROM	PIPE NO.	UPPER INVERT	LOWER INVERT	LENGTH	SLOPE (%)	MATERIAL	TO
YD101	YD101-IN101	66.83	66.00	50.23	1.66%	4.0 inch PVC Pipe	IN101
RD201	RD201-IN201	55.50	54.50	20.40	4.90%	4.0 inch PVC Pipe	IN201
RD101	RD101-YD101	66.50	66.00	9.79	5.11%	4.0 inch PVC Pipe	YD101



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PROJECT No.: PAA220024.00
DRAWN BY: DMB
CHECKED BY: JPA
DATE: 5/12/2023
CAD ID: PAA220024.00-X-TTLB-LDVP

PROJECT:
**PRELIMINARY/FINAL
LAND
DEVELOPMENT
PLANS**
FOR

**MILLENNIUM III
OFFICE OWNER LLC
AND MILLENNIUM IV
LAND OWNER LLC**
PROPOSED DEVELOPMENT
POPLAR STREET &
WASHINGTON STREET
BOROUGH OF CONSHOHOCKEN,
MONTGOMERY COUNTY, PA
19428

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CHALFONT, PA 18914
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J.P. ALEJNIKOV
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE # PE009690

SHEET TITLE:
**GRADING
& UTILITY
PLAN**

SHEET NUMBER:
C-401

ORG. DATE - 5/11/2023

R:\2022\PA220024.00\CADD\DRAWINGS\PLAN SET\TRIAL SITE PLANS\PA220024.00-LDVP-04.dwg...LAYOUT: C-401.GRADE & SWM

E&S - GENERAL NOTES:

- 1. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES. ADDITIONAL FACILITIES OR MEASURES SHALL BE INSTALLED WHERE NECESSARY OR WHERE DIRECTED BY EITHER THE TOWNSHIP OR THE COUNTY CONSERVATION DISTRICT AS CONSTRUCTION PROGRESSES.
2. THE OWNER/CONSTRUCTION MANAGER IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS AND SITE STABILIZATION. THE OWNER SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES AND MEASURES.
3. PROTECTION TO THE EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.
4. ANY DRY FILL HAULED OFFSITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH HAS BEEN REVIEWED BY THE COUNTY CONSERVATION DISTRICT FOR ADEQUACY.
5. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN TRIBUTARY AREAS OF THOSE CONTROLS.
6. STOCKPILES MUST BE STABILIZED IMMEDIATELY.
7. NO CHANGES SHALL BE MADE IN THE CONTOUR OF THE LAND, NO GRADING, EXCAVATING, REMOVAL OR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER OF THE LAND SHALL BE COMMENCED WITHIN A PROPOSED SUBDIVISION OR LAND DEVELOPMENT TRACT UNTIL SUCH TIME THAT A PLAN FOR SEDIMENTATION CONTROL AND MINIMIZING EROSION HAS BEEN REVIEWED AND FOUND SATISFACTORY BY THE COUNTY CONSERVATION DISTRICT AND REVIEWED AND APPROVED BY THE TOWNSHIP, OR THERE HAS BEEN A DETERMINATION BY THE TOWNSHIP, UPON RECOMMENDATION BY THE COUNTY CONSERVATION DISTRICT, THAT SUCH PLANS ARE NOT NECESSARY.
8. 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 E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY CONSERVATION DISTRICT.
9. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
10. CONTRACTOR SHALL USE TREADED MACHINERY AND MINIMIZE SOIL COMPACTION WHEREVER POSSIBLE.

DEFINITION OF CLEAN FILL AND IMPORT/EXPORT MATERIAL NOTES

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE APPLICANT.

- 1.) CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
2.) CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL, CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
3.) ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL. THE RESULT OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
4.) ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING BUT NOT LIMITED TO: VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTER 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

RECYCLING OR DISPOSAL OF MATERIALS

- THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE:
- CONCRETE CURB AND SIDEWALK
- ASPHALT
- E&S BMP - COMPOST FILTER SOCKS
- E&S BMP - TEMPORARY RISER
- E&S BMP - EROSION CONTROL MATTING
- E&S BMP - INLET PROTECTION
ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, DUMPED, OR DISCHARGED AT THE SITE. BELOW IS A LIST OF METHODS FOR THE PROPER RECYCLING/DISPOSAL OF VARIOUS MATERIALS.

- 1.) DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE REQUIRED TO OPERATE DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.
2.) SOLID WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.
3.) SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A LICENSED COMMERCIAL OPERATOR.
4.) WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE.
5.) CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

SEQUENCE OF BMP INSTALLATION AND REMOVAL

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.

BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

- 1. INSTALL ALL PERIMETER COMPOST FILTER SOCKS AND INLET PROTECTION WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.
2. INITIATE THE NECESSARY EARTHWORK TO REACH THE TOPS OF THE SLOPES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE. CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS.
3. CRITICAL STAGE: INITIATE STORM SEWER AND INFILTRATION TRENCH INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF INFILTRATION TRENCHES. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF INFILTRATION TRENCHES, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT. INLETS DISCHARGING TO INFILTRATION TRENCHES MUST BE BLOCKED IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL THE SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE INFILTRATION TRENCHES.
4. INSTALL ALL CURBING SHOWN IN THIS PHASE.
5. INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND PERMANENT SEEDING OR PLACEMENT OF SOD MUST BE APPLIED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHWORK IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
6. INSTALL CONCRETE INCLUDING SIDEWALKS.
7. INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN.
8. UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE MONTGOMERY CONSERVATION DISTRICT, REMOVE EROSION AND SEDIMENT CONTROL FACILITIES INCLUDING COMPOST FILTER SOCK AND INLET PROTECTION, ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED IMMEDIATELY.
9. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.
10. DEMOBILIZE.
11. A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT.

TYPES, DEPTH, SLOPE, LOCATIONS, AND LIMITATIONS OF THE SOILS

§102.4(b)(5)(i)

SOIL DESCRIPTIONS table with columns: SOIL, DESCRIPTION, SOIL GROUP. Entry: Ugb - URBAN LAND, 0 TO 8 PERCENT SLOPES, C.

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER TO DETERMINE SOIL LIMITATIONS AND RESOLUTIONS SPECIFIC TO THIS PROJECT.

- 1. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS LIMIT PLANT GROWTH.
RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER THE SOIL TYPES POORLY, SUITED AS TOPSOIL.
2. ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5, LIMIT VEGETATIVE STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC PH REACTION.
RESOLUTIONS: APPLYING LIME CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTING VEGETATIVE SPECIES TOLERANT TO ACIDIC SOIL CONDITIONS; AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.
3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH AS: NITROGEN, PHOSPHORUS, POTASSIUM, SILFIER, MAGNESIUM, CALCIUM, IRON, MANGANESE, BORON, CHLORINE, ZINC, COPPER AND MOLYBDENUM, LIMIT VEGETATION STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC SOIL FERTILITY.
RESOLUTIONS: INCORPORATING SOIL NUTRIENTS CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTIVE VEGETATIVE SPECIES TOLERANT TO LOW FERTILITY SOIL CONDITIONS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.
4. ERODIBLE SOIL TYPES EXHIBITING K VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF CHANNELS.
RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING, DECREASING CHANNEL GRADE, INCREASING CHANNEL WIDTH, SELECTING VEGETATIVE WITH GREATER RETARDANCE, SELECTING PERMANENT LININGS OTHER THAN GRASSES, AND IMPLEMENTING COMBINATION OF THESE AND/OR METHODS. VEGETATIVE RETARDANCE INFORMATION IS PROVIDED IN TABLES 6 AND 7 OF THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL PUBLISHED BY PAPEP.

- 5. WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES. SOME SOIL SURVEYS INDICATE WETNESS, HIGH WATER TABLE AND FLOODING. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.
RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILING VEGETATIVE AREAS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY THE PENN STATE.

- 6. DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SOIL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.
RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATING VEGETATED AREAS AND IMPLEMENTING COMBINATION OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

- 7. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE LIMITATIONS ON LOCATING RESERVOIR AREAS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS.
RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LINING RESERVOIR AREAS WITH IMPERMEABLE LININGS, LIMITING STANDING WATER DEPTHS, LIMITING RETENTION TIMES AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

- 8. SOIL TYPES THAT EXHIBIT INSTABILITY IN POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPING AND SEEPING POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.
RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LIMITING EMBANKMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

- 9. SOIL THAT ARE DIFFICULT TO COMPACT, UNSUITABLE FOR WINTER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.
RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, NOT CONSTRUCTING EMBANKMENTS DURING PERIODS PRONE TO FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

- 10. SUSCEPTIBILITY FOR THE DEVELOPMENT OF SINKHOLE WITHIN IDENTIFIED SOILS.
RESOLUTIONS: IN THE EVENT THAT PRESENCE OF A SINKHOLE IS DETECTED DURING THE COURSE OF WORK, CORRECTIVE MEASURES SHALL BE PERFORMED UNDER THE OBSERVATION AND GUIDANCE OF THE OWNER'S GEOTECHNICAL CONSULTANT.
EXCAVATE THE LOOSE SOILS SURROUNDING THE SINKHOLE TO EXPOSE THE SINKHOLE "THROAT" (THE OPENING IN THE ROCK) AND THE ADJACENT STABLE SOILS/ROCK WHERE POSSIBLE, THE EXCAVATION SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE STABLE SOILS OR TO THE ROCK SURFACE, WHICHEVER IS ENCOUNTERED FIRST.
FILL THE EXPOSED SINKHOLE "THROAT" WITH LEAN CONCRETE TO BLOCK THE MIGRATION OF THE UPPER LAYERS OF SOIL THROUGH THE ROCK OPENING.
AFTER CONCRETE HAS CURED OVERNIGHT BACKFILL THE REMAINDER OF THE EXCAVATION WITH CLAYEY SOILS TO PROVIDE A LOW PERMEABILITY BARRIER. THE CLAYEY SOILS SHALL BE PLACED IN 6" LIFTS AND EACH LIFT COMPACTED BY REPEATED PASSES OF THE COMPACTION EQUIPMENT UNTIL STABLE. CARE SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED.

MAINTENANCE, MONITORING & INSPECTION PROGRAM

§102.4(b)(5)(x)

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS TO ENSURE THEIR EFFICIENT OPERATION. SEE EROSION AND SEDIMENT DETAILS FOR ADDITIONAL INSPECTION AND MAINTENANCE REQUIREMENTS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR REPLACED. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IF STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, IN ORDER TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS.

GRASSED AREAS SHALL BE INSPECTED TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OR HAVE A STAND OF GRASS WITH AT LEAST 70 PERCENT DENSITY OR GREATER IN ACCORDANCE WITH PERMIT REQUIREMENTS. THE VEGETATIVE DENSITY MUST BE MAINTAINED TO BE CONSIDERED STABILIZED. AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.

ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE OR IMPACTS TO RECEIVING WATERS.

VISUAL INSPECTIONS THE PERMITTEE AND CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGMENT OF THE NOT BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE CONDUCTED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMPs AND PCSM BMPs ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

- (1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
(2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

NONCOMPLIANCE REPORTING WHERE E&S, PCSM OR PFC BMPs ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE AND CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

- (1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;
(2) THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;
(3) STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND
(4) THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPs UPON REDUCTION, LOSS, OR FAILURE OF THE BMPs, THE PERMITTEE AND CO-PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMPs OR PROVIDE AN ALTERNATE METHOD OF TREATMENT. SUCH RESTORED BMPs OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMPs.

TERMINATION OF COVERAGE NOT: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPs IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND/OR CO-PERMITTEE OF THE FACILITY MUST SUBMIT A NOTY FORM THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1.0 SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE NOTY MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. UNTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT OF THE NOT, THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMPs AND PCSM BMPs ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

COMPLETION CERTIFICATE AND FINAL PLANS PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE WITHIN 30 DAYS AFTER THE COMPLETION OF THE EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOTY IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL, AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS.

EXISTING/PROPOSED RIPARIAN FOREST BUFFERS

REGARDING EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS, NOTE THE FOLLOWING:
• THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN OR OUTSIDE THE LIMITS OF DISTURBANCE FOR THIS PROJECT.

GEOLOGIC FORMATIONS/SOIL CONDITIONS THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION

THERE ARE NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT COULD CAUSE CONTAMINANT POLLUTION DURING EARTH DISTURBANCE ACTIVITIES.

LOCATION OF ALL SURFACE WATERS AND THEIR CLASSIFICATION UNDER CHAPTER 93

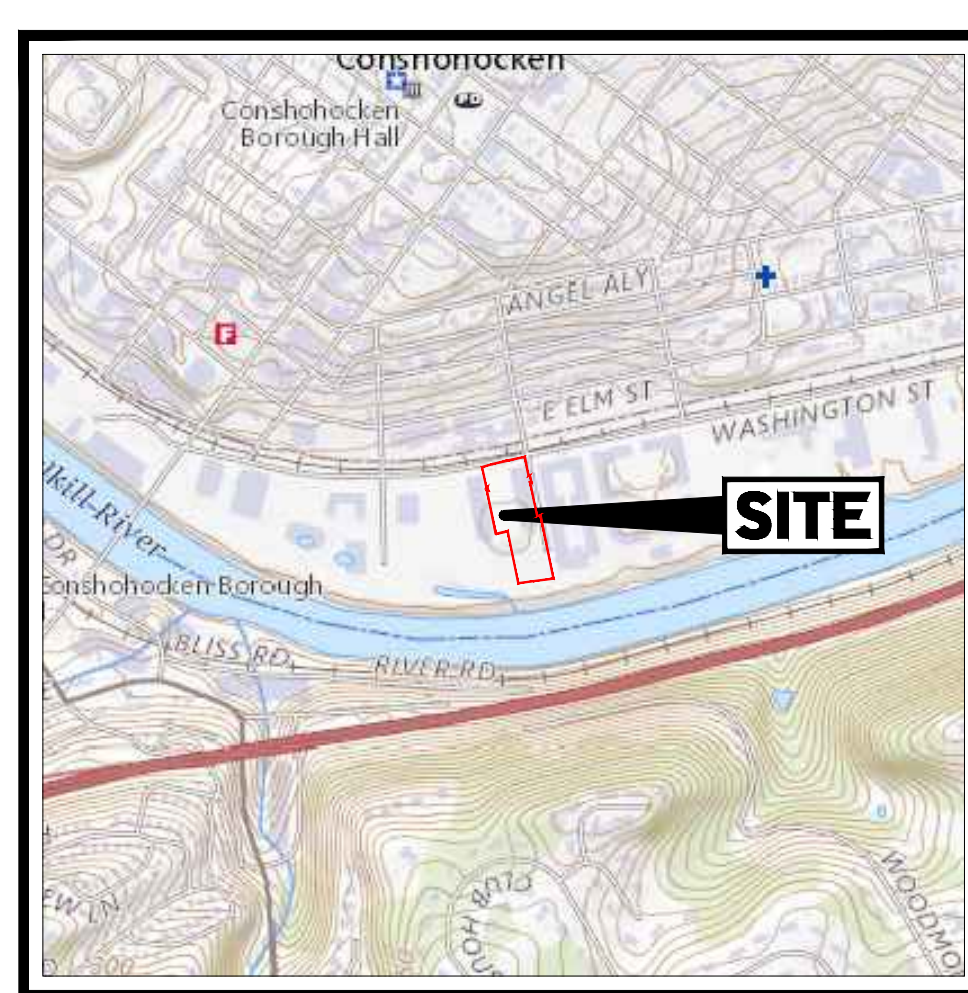
THE SUBJECT SITE DRAINS TO THE SCHUYLKILL RIVER WHICH IS LOCATED WITHIN THE LOWER SCHUYLKILL RIVER WATERSHED. THE LOWER SCHUYLKILL RIVER WATERSHED HAS A WWF (WARM WATER FISHES) & MF (MIGRATORY FISHES) CHAPTER 93 CLASSIFICATION.

CRITICAL STAGES

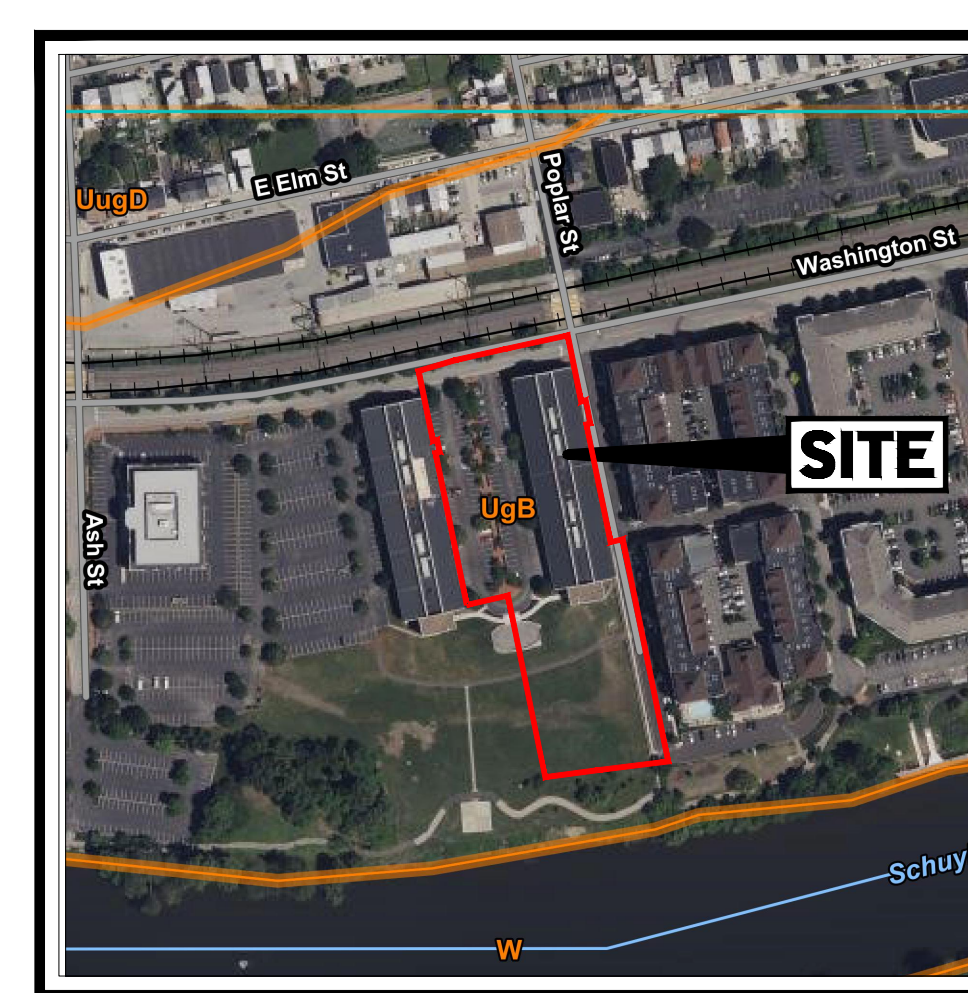
- INSTALLATION OF INFILTRATION TRENCHES.

MONTGOMERY COUNTY SOIL CONSERVATION DISTRICT STANDARD E&S NOTES

- 1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S 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. 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 E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. 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.
4. 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 THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. 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 E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. 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.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(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 SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. 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 THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ. 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-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.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS (SPECIFY LOT NUMBERS) ONTO (SPECIFY ROAD NAMES)
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT 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 THE E&S BMPs FAIL TO PERFORM AS REQUIRED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S 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.
17. 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.
18. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. 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 OUTLPOLES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. 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.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. 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.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. 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.
27. 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.
28. 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.
29. E&S BMPs SHALL 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 THE DEPARTMENT.
30. 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 E&S BMPs.
31. 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 SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. 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 TO SCHEDULE A FINAL INSPECTION.
33. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT 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.
34. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
35. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.



USGS MAP SCALE: 1" = 1,000' SOURCE: USGS

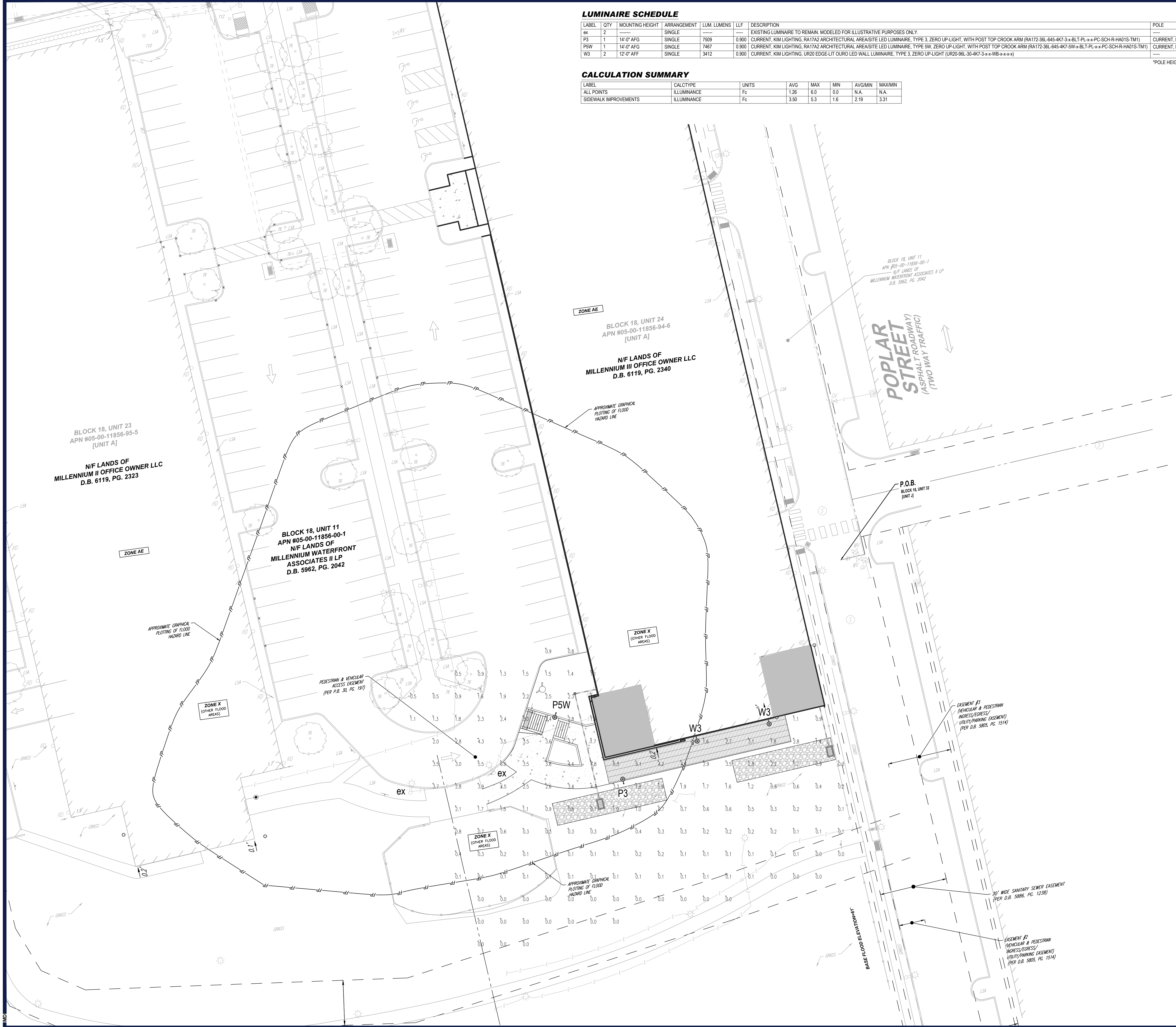


SOIL MAP SCALE: 1" = 300' SOURCE: USDA

BOHLER logo and contact information for SITE CIVIL AND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES.

REVISIONS

Table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY.

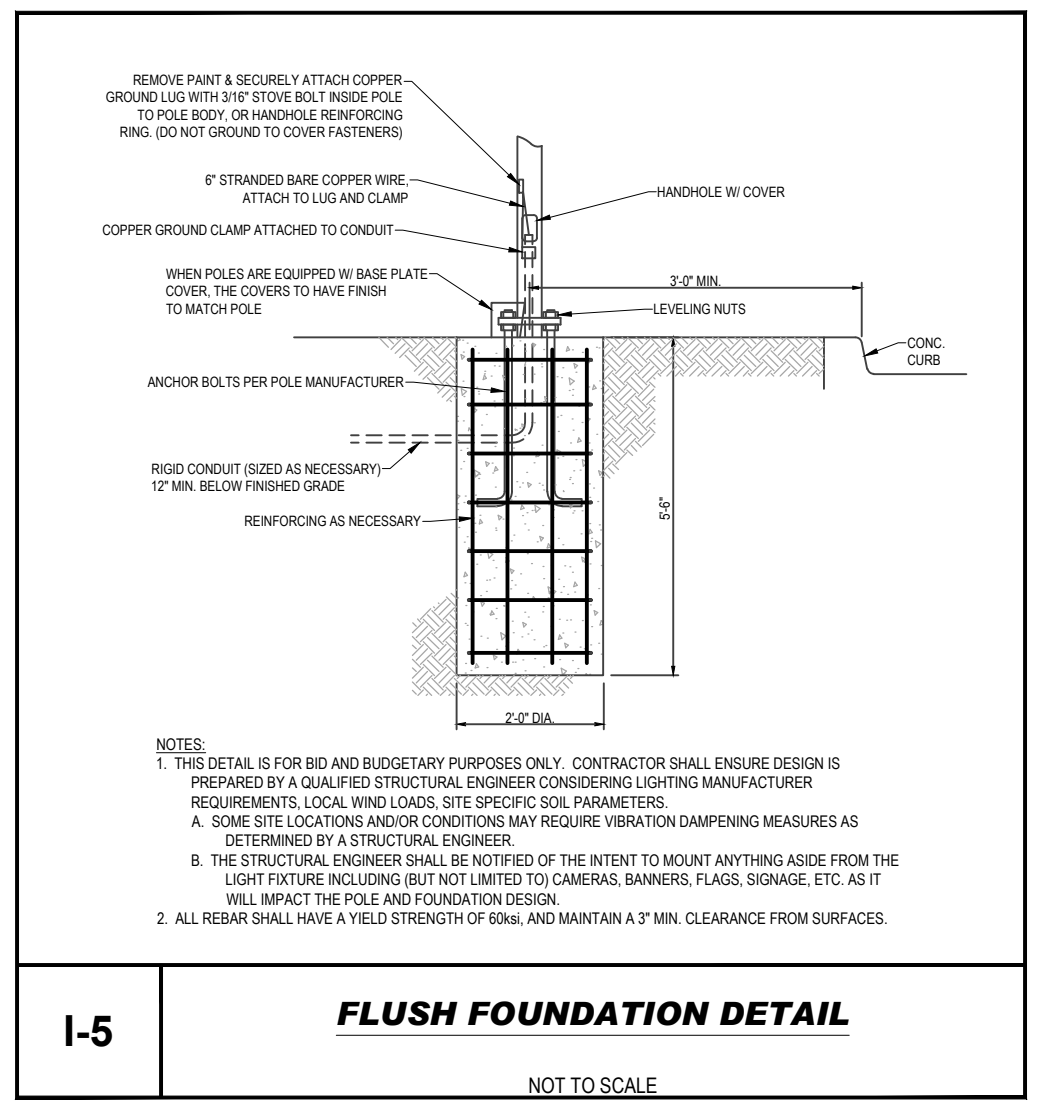


LUMINAIRE SCHEDULE

Label	Qty	Mounting Height	Arrangement	Lum. Lumens	LLF	Description	Pole
OK	2		SINGLE	7500	0.900	EXISTING LUMINAIRE TO REMAIN, MODELED FOR ILLUSTRATIVE PURPOSES ONLY.	
P3	1	14'-0" AFG	SINGLE	7500	0.900	CURRENT, KIM LIGHTING, RA17A2 ARCHITECTURAL AREA/SITE LED LUMINAIRE, TYPE 3, ZERO UP-LIGHT, WITH POST TOP CROOK ARM (RA172-36L-645-4K7-3-x-BLT-PL-x-x-PC-SCH-R-HA01S-TM)	CURRENT, KIM LIGHTING HSAS ERA STEPPED ALUMINUM SMOOTH POLE, 14'-0" LENGTH (HSAS14-534188-A-SA-HA01S-BLT-S-X)
P5W	1	14'-0" AFG	SINGLE	7467	0.900	CURRENT, KIM LIGHTING, RA17A2 ARCHITECTURAL AREA/SITE LED LUMINAIRE, TYPE SW, ZERO UP-LIGHT, WITH POST TOP CROOK ARM (RA172-36L-645-4K7-3-x-BLT-PL-x-x-PC-SCH-R-HA01S-TM)	CURRENT, KIM LIGHTING HSAS ERA STEPPED ALUMINUM SMOOTH POLE, 14'-0" LENGTH (HSAS14-534188-A-SA-HA01S-BLT-S-X)
W3	2	12'-0" AFF	SINGLE	3412	0.900	CURRENT, KIM LIGHTING, UR20 EDGE-LIT OURO LED WALL LUMINAIRE, TYPE 3, ZERO UP-LIGHT (UR20-96L-30-4K7-3-x-x-WB-x-x-x-x)	

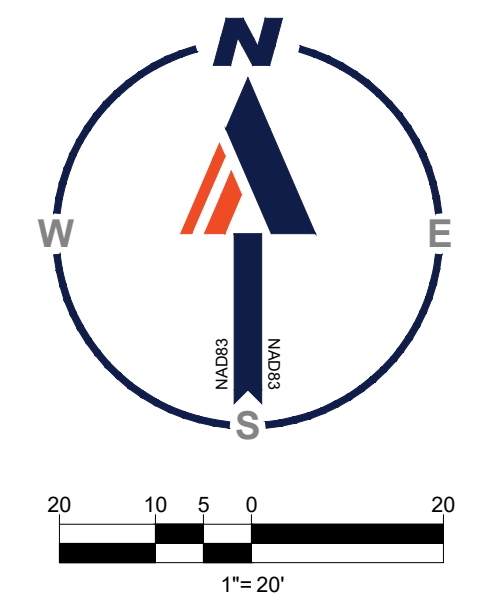
CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
ALL POINTS	ILLUMINANCE	Fc	1.28	6.0	0.0	N/A	N/A
SIDEWALK IMPROVEMENTS	ILLUMINANCE	Fc	3.50	5.3	1.6	2.19	3.31



GENERAL LIGHTING NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE ELECTRICAL CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE ELECTRICAL CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL, SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO VISUAL OBSERVATION, CLEANING OF LENSES, AND REPLACING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECTS, MECHANICAL ENGINEERS AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TRIMMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
8. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
9. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
10. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER. FOLLOWING IES LM-80-08 TESTING, THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.



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PROJECT No.: PA220204.00
 DRAWN BY: DMB
 CHECKED BY: JPA
 DATE: 5/12/2023
 CAD ID.: PA220204.00-X-TLTL-LDVP

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
 FOR
MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV LAND OWNER LLC
 PROPOSED DEVELOPMENT
POPLAR STREET & WASHINGTON STREET
 BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA
 19428

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

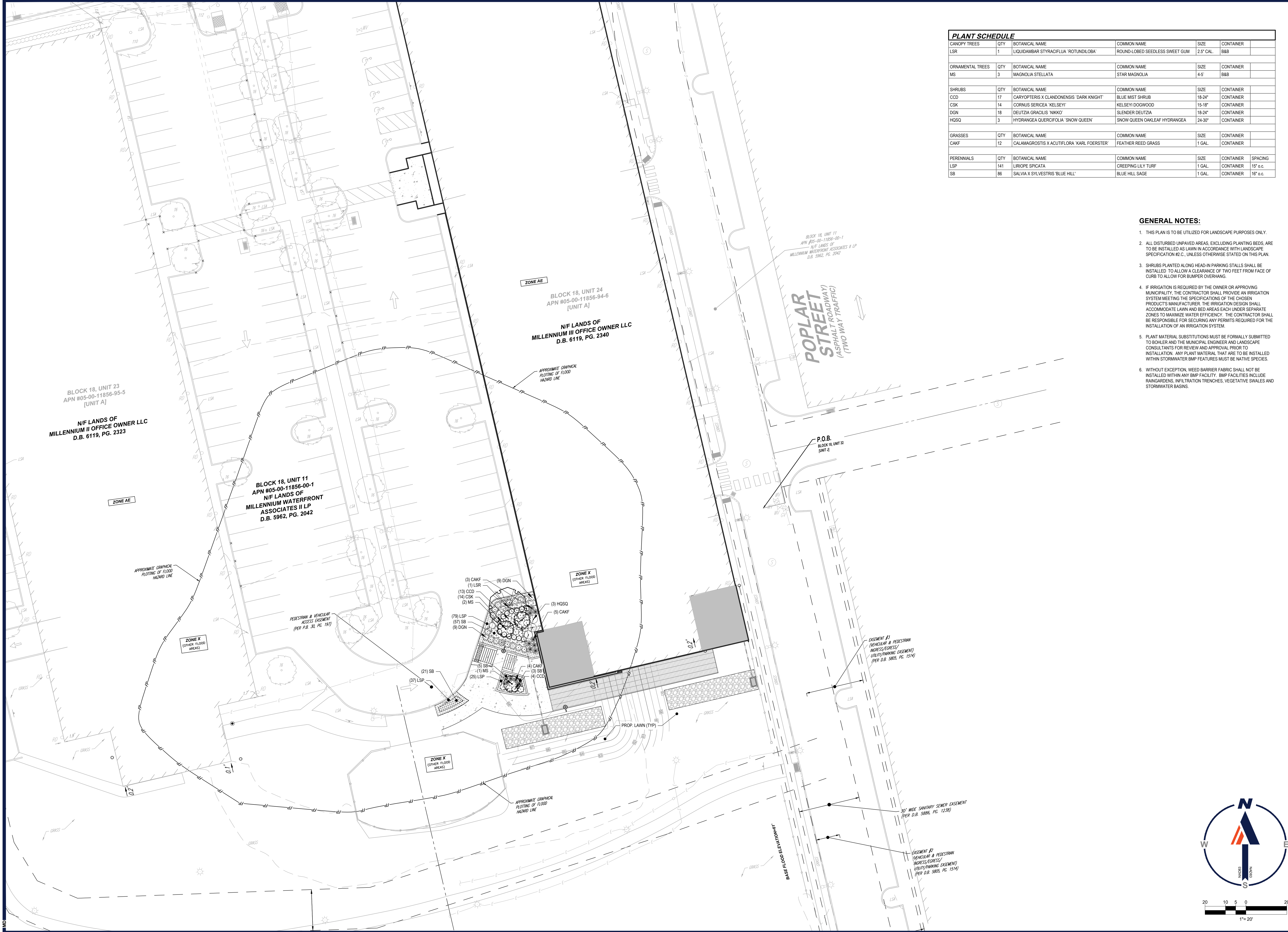
D.F. WORTH
 REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE NO. L0108729
 REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
C-701

ORG. DATE - 5/11/2023

R:\2022\PA220204.00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\PA220204.00-LIGHT-C701-LIGHT



PLANT SCHEDULE						
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
LSR	1	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SEEDLESS SWEET GUM	2.5" CAL.	B&B	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
MS	3	MAGNOLIA STELLATA	STAR MAGNOLIA	4-5'	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CCD	17	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	18-24"	CONTAINER	
CSK	14	CORNUS SERICEA 'KEISEY'	KEISEY DOGWOOD	15-18"	CONTAINER	
DGN	18	DELTZIA GRACILIS 'NIXKO'	SLENDER DELTZIA	18-24"	CONTAINER	
HQSQ	3	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	24-30"	CONTAINER	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CAKF	12	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
LSP	141	LIRIOPE SPICATA	CREeping LILY TURF	1 GAL.	CONTAINER	15" o.c.
SB	86	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL.	CONTAINER	16" o.c.

GENERAL NOTES:

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

REVISIONS

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PROJECT No.: PAA220024.00
 DRAWN BY: DMB
 CHECKED BY: JPA
 DATE: 5/12/2023
 CAD ID: PAA220024.00-X-TTLB-LDVP

PROJECT:
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
 FOR

MILLENNIUM III OFFICE OWNER LLC AND MILLENNIUM IV LAND OWNER LLC
 PROPOSED DEVELOPMENT
 POPLAR STREET & WASHINGTON STREET
 BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA 19428

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D. J. NORTH
 REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE NO. 02402729

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C-702

ORG. DATE - 5/11/2023

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**MORGAN PROPERTIES -
EXISTING CONDITIONS**



**MORGAN PROPERTIES -
PROPOSED ADDITION RENDERING**

Stormwater Management Report

Project: **Proposed Development**
225 & 227 Washington Street
Conshohocken Borough
Montgomery County, Pennsylvania 19428

Client: **Millennium III Office Owner LLC & Millennium IV Land Owner LLC**
160 Clubhouse Road
King of Prussia, Pennsylvania 19406

Project
Number: **PAA220024.00**

Date: **May 11, 2023**

Professional
Engineer: John P. Alejnikov
PA License #PE086400



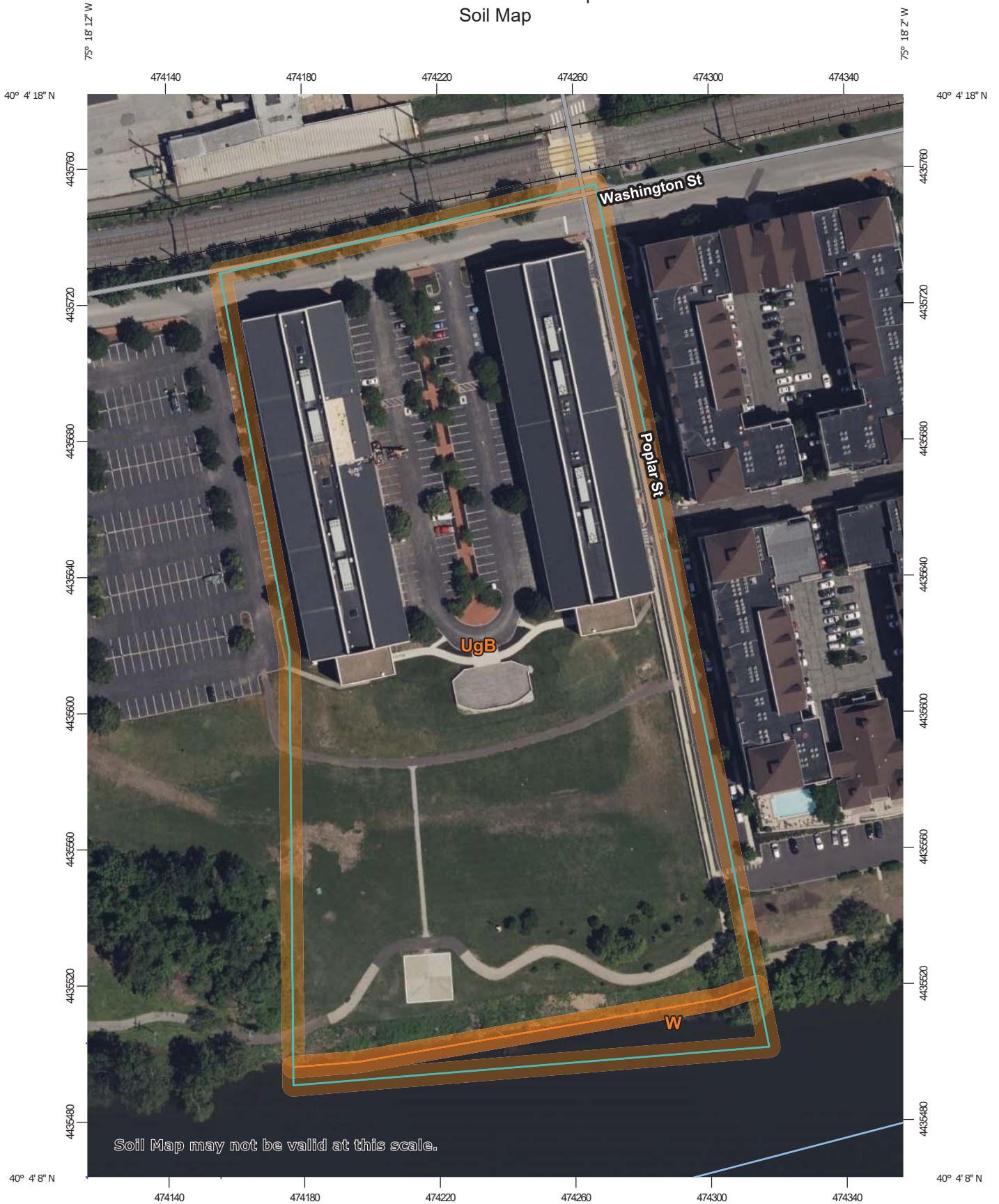
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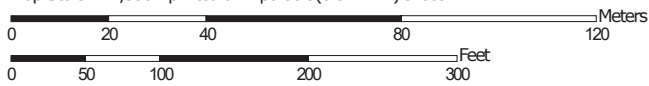
General Project Description

Millennium III Office Owner LLC & Millennium IV Land Owner LLC is proposing a building expansion on an existing building located at 227 Washington Street, Conshohocken, PA. The proposed scope of work consists of two building expansion areas, a patio, hardscaping improvements, landscaping, stormwater management controls, and any necessary measures and amenities to support the development. Pertinent data characterizing the existing and future site conditions are shown on the accompanying Preliminary/Final Land Development Plans.

Custom Soil Resource Report Soil Map



Map Scale: 1:1,550 if printed on A portrait (8.5" x 11") sheet.



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

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
- Other Features**
 - 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.

Enlargement 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 17, Sep 6, 2022

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

Date(s) aerial images were photographed: Jun 3, 2022—Jul 20, 2022

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
UgB	Urban land, 0 to 8 percent slopes	7.2	95.3%
W	Water	0.4	4.7%
Totals for Area of Interest		7.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Montgomery County, Pennsylvania

UgB—Urban land, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2dtyq
Elevation: 800 to 1,500 feet
Mean annual precipitation: 36 to 46 inches
Mean annual air temperature: 41 to 62 degrees F
Frost-free period: 130 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Parent material: Pavement, buildings and other artificially covered areas human transported material

Interpretive groups

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

Minor Components

Udorthents, unstable fill

Percent of map unit: 10 percent
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

W—Water

Map Unit Setting

National map unit symbol: 1nnv3
Mean annual precipitation: 36 to 50 inches
Mean annual air temperature: 46 to 59 degrees F
Frost-free period: 120 to 214 days
Farmland classification: Not prime farmland

Map Unit Composition

Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Setting

Parent material: Rivers streams ponds

Properties and qualities

Runoff class: Negligible

Frequency of ponding: Frequent

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



Latitude: 40.071°, Longitude: -75.3019°
Elevation: m/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 & aerials](#)

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	0.347 (0.319-0.378)	0.413 (0.379-0.450)	0.485 (0.444-0.528)	0.535 (0.490-0.583)	0.596 (0.542-0.649)	0.637 (0.577-0.695)	0.678 (0.611-0.740)	0.713 (0.639-0.781)	0.754 (0.669-0.830)	0.785 (0.691-0.868)
10-min	0.554 (0.509-0.604)	0.661 (0.607-0.720)	0.776 (0.711-0.845)	0.856 (0.784-0.933)	0.950 (0.864-1.03)	1.01 (0.918-1.11)	1.08 (0.971-1.18)	1.13 (1.01-1.24)	1.19 (1.06-1.31)	1.24 (1.09-1.37)
15-min	0.693 (0.636-0.755)	0.830 (0.763-0.905)	0.982 (0.899-1.07)	1.08 (0.991-1.18)	1.20 (1.10-1.31)	1.29 (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	0.950 (0.873-1.03)	1.15 (1.05-1.25)	1.40 (1.28-1.52)	1.57 (1.44-1.71)	1.78 (1.62-1.94)	1.94 (1.75-2.11)	2.09 (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 (2.16-2.59)	2.62 (2.37-2.86)	2.87 (2.59-3.14)	3.12 (2.79-3.41)	3.43 (3.04-3.77)	3.67 (3.23-4.05)
2-hr	1.42 (1.30-1.55)	1.72 (1.58-1.89)	2.15 (1.96-2.36)	2.48 (2.26-2.71)	2.91 (2.63-3.18)	3.25 (2.92-3.56)	3.60 (3.21-3.94)	3.94 (3.49-4.32)	4.40 (3.85-4.85)	4.76 (4.12-5.26)
3-hr	1.55 (1.42-1.71)	1.88 (1.72-2.07)	2.36 (2.15-2.59)	2.72 (2.47-2.98)	3.21 (2.90-3.52)	3.59 (3.23-3.93)	3.99 (3.55-4.37)	4.39 (3.87-4.82)	4.92 (4.29-5.44)	5.34 (4.60-5.92)
6-hr	1.94 (1.78-2.13)	2.35 (2.15-2.58)	2.93 (2.67-3.22)	3.40 (3.09-3.72)	4.05 (3.66-4.44)	4.59 (4.10-5.02)	5.15 (4.56-5.64)	5.74 (5.03-6.30)	6.57 (5.65-7.25)	7.24 (6.14-8.03)
12-hr	2.36 (2.16-2.61)	2.85 (2.61-3.15)	3.58 (3.27-3.95)	4.18 (3.80-4.61)	5.07 (4.55-5.57)	5.81 (5.17-6.38)	6.61 (5.81-7.28)	7.48 (6.49-8.27)	8.76 (7.43-9.72)	9.83 (8.18-10.9)
24-hr	2.73 (2.51-2.98)	3.28 (3.02-3.59)	4.12 (3.79-4.50)	4.82 (4.42-5.26)	5.83 (5.32-6.34)	6.69 (6.06-7.26)	7.60 (6.86-8.25)	8.60 (7.70-9.32)	10.0 (8.89-10.9)	11.3 (9.86-12.2)
2-day	3.15 (2.88-3.44)	3.80 (3.48-4.15)	4.78 (4.38-5.22)	5.57 (5.09-6.08)	6.71 (6.10-7.30)	7.65 (6.93-8.32)	8.65 (7.79-9.40)	9.71 (8.69-10.6)	11.2 (9.97-12.2)	12.5 (11.0-13.6)
3-day	3.32 (3.05-3.63)	4.00 (3.68-4.37)	5.02 (4.60-5.48)	5.84 (5.35-6.37)	7.01 (6.39-7.63)	7.98 (7.25-8.68)	9.01 (8.13-9.80)	10.1 (9.07-11.0)	11.7 (10.4-12.7)	12.9 (11.4-14.1)
4-day	3.49 (3.21-3.82)	4.20 (3.87-4.60)	5.25 (4.83-5.74)	6.11 (5.60-6.66)	7.32 (6.68-7.97)	8.31 (7.57-9.05)	9.37 (8.48-10.2)	10.5 (9.44-11.4)	12.1 (10.8-13.2)	13.4 (11.8-14.6)
7-day	4.08 (3.78-4.44)	4.89 (4.54-5.33)	6.05 (5.60-6.59)	7.00 (6.47-7.61)	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)	5.55 (5.17-5.99)	6.77 (6.29-7.31)	7.75 (7.19-8.37)	9.11 (8.42-9.82)	10.2 (9.40-11.0)	11.3 (10.4-12.2)	12.5 (11.4-13.5)	14.2 (12.9-15.3)	15.5 (14.0-16.8)
20-day	6.28 (5.90-6.71)	7.46 (7.00-7.97)	8.90 (8.34-9.50)	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 (15.5-18.0)	18.0 (16.5-19.3)
30-day	7.83 (7.41-8.27)	9.23 (8.73-9.75)	10.8 (10.2-11.4)	11.9 (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	9.96 (9.46-10.5)	11.7 (11.1-12.3)	13.5 (12.8-14.2)	14.8 (14.0-15.5)	16.4 (15.6-17.3)	17.7 (16.7-18.6)	18.8 (17.8-19.8)	20.0 (18.8-21.0)	21.3 (20.1-22.5)	22.3 (20.9-23.6)
60-day	11.9 (11.4-12.5)	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.

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PF graphical



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

Latitude: 40.071°, Longitude: -75.3019°
Elevation: m/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 & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	4.16 (3.83-4.54)	4.96 (4.55-5.40)	5.82 (5.33-6.34)	6.42 (5.88-7.00)	7.15 (6.50-7.79)	7.64 (6.92-8.34)	8.14 (7.33-8.88)	8.56 (7.67-9.37)	9.05 (8.03-9.96)	9.42 (8.29-10.4)
10-min	3.32 (3.05-3.62)	3.97 (3.64-4.32)	4.66 (4.27-5.07)	5.14 (4.70-5.60)	5.70 (5.18-6.20)	6.09 (5.51-6.64)	6.46 (5.83-7.06)	6.79 (6.08-7.43)	7.16 (6.35-7.88)	7.42 (6.53-8.20)
15-min	2.77 (2.54-3.02)	3.32 (3.05-3.62)	3.93 (3.60-4.28)	4.33 (3.96-4.72)	4.82 (4.38-5.24)	5.14 (4.65-5.60)	5.44 (4.91-5.95)	5.71 (5.11-6.25)	6.01 (5.33-6.61)	6.20 (5.46-6.86)
30-min	1.90 (1.75-2.07)	2.29 (2.11-2.50)	2.79 (2.56-3.04)	3.14 (2.87-3.42)	3.57 (3.24-3.88)	3.87 (3.50-4.22)	4.17 (3.76-4.55)	4.44 (3.98-4.87)	4.78 (4.24-5.26)	5.02 (4.43-5.55)
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 (2.16-2.59)	2.62 (2.37-2.86)	2.87 (2.59-3.14)	3.12 (2.79-3.41)	3.43 (3.04-3.77)	3.67 (3.23-4.05)
2-hr	0.710 (0.648-0.777)	0.862 (0.788-0.944)	1.08 (0.982-1.18)	1.24 (1.13-1.35)	1.46 (1.32-1.59)	1.63 (1.46-1.78)	1.80 (1.60-1.97)	1.97 (1.74-2.16)	2.20 (1.93-2.42)	2.38 (2.06-2.63)
3-hr	0.517 (0.473-0.568)	0.627 (0.574-0.688)	0.786 (0.716-0.861)	0.906 (0.824-0.993)	1.07 (0.965-1.17)	1.20 (1.07-1.31)	1.33 (1.18-1.46)	1.46 (1.29-1.60)	1.64 (1.43-1.81)	1.78 (1.53-1.97)
6-hr	0.324 (0.297-0.356)	0.392 (0.359-0.431)	0.489 (0.446-0.537)	0.567 (0.516-0.622)	0.677 (0.611-0.741)	0.766 (0.685-0.839)	0.860 (0.762-0.942)	0.958 (0.840-1.05)	1.10 (0.944-1.21)	1.21 (1.02-1.34)
12-hr	0.196 (0.180-0.216)	0.237 (0.217-0.262)	0.297 (0.271-0.328)	0.347 (0.315-0.383)	0.420 (0.378-0.462)	0.482 (0.429-0.530)	0.549 (0.482-0.604)	0.621 (0.539-0.686)	0.727 (0.616-0.807)	0.816 (0.679-0.908)
24-hr	0.114 (0.105-0.124)	0.137 (0.126-0.149)	0.172 (0.158-0.187)	0.201 (0.184-0.219)	0.243 (0.221-0.264)	0.279 (0.253-0.303)	0.317 (0.286-0.344)	0.358 (0.321-0.388)	0.419 (0.370-0.454)	0.469 (0.411-0.508)
2-day	0.066 (0.060-0.072)	0.079 (0.073-0.086)	0.100 (0.091-0.109)	0.116 (0.106-0.127)	0.140 (0.127-0.152)	0.159 (0.144-0.173)	0.180 (0.162-0.196)	0.202 (0.181-0.220)	0.234 (0.208-0.255)	0.260 (0.229-0.283)
3-day	0.046 (0.042-0.050)	0.056 (0.051-0.061)	0.070 (0.064-0.076)	0.081 (0.074-0.088)	0.097 (0.089-0.106)	0.111 (0.101-0.121)	0.125 (0.113-0.136)	0.140 (0.126-0.153)	0.162 (0.144-0.176)	0.180 (0.159-0.196)
4-day	0.036 (0.033-0.040)	0.044 (0.040-0.048)	0.055 (0.050-0.060)	0.064 (0.058-0.069)	0.076 (0.070-0.083)	0.087 (0.079-0.094)	0.098 (0.088-0.106)	0.109 (0.098-0.119)	0.126 (0.112-0.137)	0.139 (0.123-0.152)
7-day	0.024 (0.023-0.026)	0.029 (0.027-0.032)	0.036 (0.033-0.039)	0.042 (0.038-0.045)	0.050 (0.046-0.054)	0.056 (0.052-0.061)	0.063 (0.058-0.069)	0.071 (0.064-0.077)	0.082 (0.073-0.089)	0.091 (0.080-0.098)
10-day	0.019 (0.018-0.021)	0.023 (0.022-0.025)	0.028 (0.026-0.030)	0.032 (0.030-0.035)	0.038 (0.035-0.041)	0.043 (0.039-0.046)	0.047 (0.043-0.051)	0.052 (0.048-0.056)	0.059 (0.054-0.064)	0.065 (0.058-0.070)
20-day	0.013 (0.012-0.014)	0.016 (0.015-0.017)	0.019 (0.017-0.020)	0.021 (0.020-0.022)	0.024 (0.022-0.026)	0.027 (0.025-0.028)	0.029 (0.027-0.031)	0.032 (0.029-0.034)	0.035 (0.032-0.037)	0.038 (0.034-0.040)
30-day	0.011 (0.010-0.011)	0.013 (0.012-0.014)	0.015 (0.014-0.016)	0.017 (0.016-0.018)	0.019 (0.018-0.020)	0.020 (0.019-0.022)	0.022 (0.021-0.023)	0.024 (0.022-0.025)	0.026 (0.024-0.027)	0.027 (0.025-0.029)
45-day	0.009 (0.009-0.010)	0.011 (0.010-0.011)	0.012 (0.012-0.013)	0.014 (0.013-0.014)	0.015 (0.014-0.016)	0.016 (0.015-0.017)	0.017 (0.016-0.018)	0.018 (0.017-0.019)	0.020 (0.019-0.021)	0.021 (0.019-0.022)
60-day	0.008 (0.008-0.009)	0.010 (0.009-0.010)	0.011 (0.011-0.012)	0.012 (0.012-0.013)	0.013 (0.013-0.014)	0.014 (0.014-0.015)	0.015 (0.014-0.016)	0.016 (0.015-0.017)	0.017 (0.016-0.018)	0.018 (0.017-0.019)

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.

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PF graphical

STANDARD E&S WORKSHEET # 22
PLAN PREPARER RECORD OF TRAINING AND EXPERIENCE IN EROSION
AND SEDIMENT POLLUTION CONTROL METHODS AND TECHNIQUES

NAME OF PLAN PREPARER: John Alejnikov, P.E.

FORMAL EDUCATION:

Name of College or Technical Institute: University of Delaware

Curriculum or Program: Civil Engineering

Dates of Attendance: **From:** September 2007 **To:** May 2011

Degree Received: Bachelor of Civil Engineering

OTHER TRAINING:

Name of Training: _____ **Presented By:** _____

Date: _____

EMPLOYMENT HISTORY:

Current Employer: Bohler Engineering PA, LLC

Telephone: (215) 996-9100

Former Employer: _____

Telephone: _____

RECENT E&S PLANS PREPARED:

Name of Project: Truck Facility Wawa Plymouth Giant Expansion

County: Bucks Montgomery Chester

Municipality: Bensalem Township Plymouth Township Westtown Township

Permit Number: PAG02000915064 PAG02004615074 PAG02001516023

Approving Agency: BCCD MCCD CCCD

**Net Change in Volume and Rate of Stormwater & Supporting
Calculations**
§102.8(f)(4) & §102.8(f)(8)

General Information

Instructions
General
Volume
Rate
Quality

Project Name: Application Type:

County: Municipality:

Project Type: New Project Minor / Major Amendment

Area: acres Total Earth Disturbance: acres
(In Watershed) *(In Watershed)*

No. of Post-Construction Discharge Points: Start DP Numbering at:

Discharge Point (DP) No.	Drainage Area (DA) (acres)	Earth Disturbance in DA (acres)	Existing Impervious in DA (acres)	Proposed Impervious in DA (acres)	Receiving Waters	Ch. 93 Class	Structural BMP(s)
001	0.11	0.11	0.02	0.07	Plymouth Creek	WWF, MF	Yes
Undetained Areas	0.14	0.14	0.01	0.03	Plymouth Creek	WWF, MF	
Totals:	0.25	0.25	0.03	0.1			

PROJECT SITE MEETS SMALL SITE EXCEPTION - RATE WORKSHEET NOT REQUIRED

Volume Management

Project: Millennium 3

Instructions
General
Volume
Rate
Quality

2-Year / 24-Hour Storm Event (NOAA Atlas 14): inches
 Alternative 2-Year / 24-Hour Storm Event inches
 Alternative Source:

Pre-Construction Conditions:
 No. Rows:
 Exempt from Meadow in Good Condition Automatically Calculate CN, Ia, Runoff and Volume

Land Cover	Area (acres)	Soil Group	CN	Ia (in)	Q Runoff (in)	Runoff Volume (cf)
Pervious as Meadow	0.22	C	71	0.817	0.93	740
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	0.02	C	98	0.041	3.05	221
Impervious as Meadow	0.01	C	71	0.817	0.93	34
TOTAL (ACRES): 0.25						TOTAL (CF): 995

Post-Construction Conditions:
 No. Rows:

Land Cover	Area (acres)	Soil Group	CN	Ia (in)	Q Runoff (in)	Runoff Volume (cf)
Open Space (Lawns, Parks, Golf Courses, Cemeteries, Etc.) - Good Condition (Grass Cover > 75%)	0.14	C	74	0.703	1.09	554
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	0.11	C	98	0.041	3.05	1,217
TOTAL (ACRES): 0.25						TOTAL (CF): 1,771

JET CHANGE IN VOLUME TO MANAGE (CF): 776

Non-Structural BMP Volume Credits:

Tree Planting Credit

Other (attach calculations):

Start BMP Numbering at:

No. Structural BMPs:

Structural BMP Volume Credits:

DP No.	BMP No.	BMP Name	MRC	Discharge	Incremental BMP DA (acres)	Volume Routed to BMP (CF)	Infiltration / Vegetated Area (SF)	Infiltration Rate (in/hr)	Infiltration Period (hrs)	Vegetated?	Media Depth (ft)	Storage Volume (CF)	Infiltration Credit (CF)	ET Credit (CF)
001	1	Infiltration Trench	-	Off-Site	0.06	451	500	0.50	28	No	3.0	451	451	
001	2	Infiltration Trench	-	Off-Site	0.05	482	450	0.50	27	No	3.0	482	456	
Totals:													907	

INFILTRATION & ET CREDITS (CF):

NET CHANGE IN VOLUME TO MANAGE (CF):

TOTAL CREDITS (CF):

VOLUME REQUIREMENT SATISFIED

Rate Control

Project: Millennium 3

Instructions General Volume Rate Quality

SMALL SITE EXCEPTION SATISFIED: RATE CONTROL NOT REQUIRED

Precipitation Amounts:

NOAA 2-Year 24-Hour Storm Event (in):	3.28
NOAA 10-Year 24-Hour Storm Event (in):	
NOAA 50-Year 24-Hour Storm Event (in):	
NOAA 100-Year 24-Hour Storm Event (in):	

Alternative 2-Year 24-Hour Storm Event (in):	
Alternative 10-Year 24-Hour Storm Event (in):	
Alternative 50-Year 24-Hour Storm Event (in):	
Alternative 100-Year 24-Hour Storm Event (in):	

Report Summary of Peak Rates Only

Attach model input and output data or other calculations to support the rates reported below.

	Peak Discharge Rates (cfs)		
	Pre-Construction	Post-Construction	Net Change
2-Year Storm:			
10-Year Storm:			
50-Year Storm:			
100-Year Storm:			

Water Quality

Project: Millennium 3

PRINT

Instructions

General

Volume

Rate

Quality

Pre-Construction Pollutant Loads:

Land Cover (from Volume Worksheet)	Land Cover for Water Quality	Area (acres)	Soil Group	Runoff Volume (cf)	Pollutant Conc. (mg/L)			Pollutant Loads (lbs)			
					TSS	TP	TN	TSS	TP	TN	
Pervious as Meadow	Grassland/Herbaceous	0.22	C	740	48.8	0.22	2.30	2.25	0.01	0.11	
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	Residential	0.02	C	221	65.0	0.29	2.05	0.90	0.00	0.03	
Impervious as Meadow	Grassland/Herbaceous	0.01	C	34	48.8	0.22	2.30	0.10	0.00	0.00	
TOTAL (ACRES):					0.25			TOTALS:			3.26 0.01 0.14

Post-Construction Pollutant Loads (without BMPs):

Land Cover (from Volume Worksheet)	Land Cover for Water Quality	Area (acres)	Soil Group	Runoff Volume (cf)	Pollutant Conc. (mg/L)			Pollutant Loads (lbs)		
					TSS	TP	TN	TSS	TP	TN
Open Space (Lawns, Parks, Golf Courses, Cemeteries, Etc.) - Good Condition (Grass Cover > 75%)	Open Space	0.14	C	554	78.0	0.25	1.25	2.70	0.01	0.04
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	Residential	0.11	C	1,217	65.0	0.29	2.05	4.94	0.02	0.16

TOTAL (ACRES): 0.25 TOTALS: 7.64 0.03 0.20

POLLUTANT LOAD REDUCTION REQUIREMENTS (LBS): 4.38 0.02 0.06

Characterize Undetained Areas (for Untreated Stormwater) No. Rows: 2

Land Cover	Area (acres)	Soil Group	CN	Ia (in)	Q Runoff (in)	Runoff Volume (cf)
Open Space (Lawns, Parks, Golf Courses, Cemeteries, Etc.) - Good Condition (Grass Cover > 75%)	0.11	C	74	0.703	1.09	435
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	0.03	C	98	0.041	3.05	332

Non-Structural BMP Water Quality Credits:

- Pervious Undetained Area Credit
 - Other (attach calculations)
- | TSS | TP | TN |
|------|------|------|
| 0.33 | 0.00 | 0.01 |

17

Structural BMP Water Quality Credits:

Use default BMP Outflows and Median BMP Outflow Concentrations

DP No.	BMP No.	BMP Name	MRC	BMP DA (acres)	Vol. Routed to BMP (CF)	Inf. & ET Credits (CF)	Capture & Buffer Credits (CF)	Outflow (CF)	Outflow Conc. (mg/L)			Pollutant Loads (lbs)			
									TSS	TP	TN	TSS	TP	TN	
001	1	Infiltration Trench	-	0.06	451	451		0	22.00	0.10	2.38	0.00	0.00	0.00	0.00
001	2	Infiltration Trench	-	0.05	482	456		26	22.00	0.10	2.38	0.04	0.00	0.00	0.00

POLLUTANT LOADS FROM STRUCTURAL BMP (TREATED) OUTFLOWS (LBS):

POLLUTANT LOADS FROM UNTREATED STORMWATER (LBS):

TSS	TP	TN
0.04	0.00	0.00
3.47	0.01	0.08

NON-STRUCTURAL BMP WATER QUALITY CREDITS (LBS):

0.33	0.00	0.01
3.17	0.01	0.07
3.26	0.01	0.14

NET POLLUTANT LOADS FROM SITE, POST-CONSTRUCTION (LBS):

POLLUTANT LOADS FROM SITE, PRE-CONSTRUCTION (LBS):

WATER QUALITY REQUIREMENT SATISFIED

CERTIFICATION

I certify under penalty of law and subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities) that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I further certify that the structure, function, and calculations contained in this spreadsheet have not been modified in comparison to the spreadsheet DEP has posted to its website or, if modifications were made, an explanation of the modifications made is attached to this spreadsheet.

John Alejnikov

Spreadsheet User Name

5/11/2023

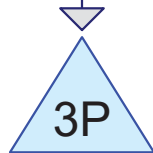
Date



Pre-POI1



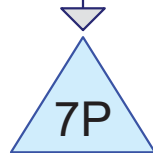
Infiltration Trench 1



Infiltration Trench 1



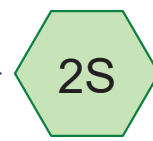
Infiltration Trench 2



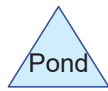
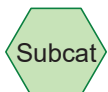
Infiltration Trench 2



Post POI1



Bypass



Routing Diagram for PAA220024.00 HydroCAD-0
Prepared by Bohler Engineers, Printed 5/15/2023
HydroCAD® 10.20-2g s/n 03478 © 2022 HydroCAD Software Solutions LLC

PAA220024.00 HydroCAD-0

Prepared by Bohler Engineers

HydroCAD® 10.20-2g s/n 03478 © 2022 HydroCAD Software Solutions LLC

Type II 24-hr 100-yr Rainfall=7.60"

Printed 5/15/2023

Summary for Subcatchment 1S: Pre-POI1

Runoff = 1.943 cfs @ 11.97 hrs, Volume= 4,069 cf, Depth= 4.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-yr Rainfall=7.60"

Area (ac)	CN	Description
0.220	71	Meadow, non-grazed, HSG C
0.020	98	Paved parking, HSG B
0.010	71	Meadow, non-grazed, HSG C
0.250		Weighted Average
0.230		92.00% Pervious Area
0.020		8.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc

PAA220024.00 HydroCAD-0

Prepared by Bohler Engineers

HydroCAD® 10.20-2g s/n 03478 © 2022 HydroCAD Software Solutions LLC

Type II 24-hr 100-yr Rainfall=7.60"

Printed 5/15/2023

Summary for Subcatchment 2S: Bypass

Runoff = 1.209 cfs @ 11.97 hrs, Volume= 2,626 cf, Depth= 5.17"
Routed to Link 6L : Post PO11

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-yr Rainfall=7.60"

Area (ac)	CN	Description
0.110	74	>75% Grass cover, Good, HSG C
0.030	98	Paved parking, HSG C
0.140		Weighted Average
0.110		78.57% Pervious Area
0.030		21.43% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc

PAA220024.00 HydroCAD-0

Type II 24-hr 100-yr Rainfall=7.60"

Prepared by Bohler Engineers

Printed 5/15/2023

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Summary for Subcatchment 5S: Infiltration Trench 1

Runoff = 0.566 cfs @ 11.97 hrs, Volume= 1,299 cf, Depth= 5.97"
Routed to Pond 3P : Infiltration Trench 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-yr Rainfall=7.60"

Area (ac)	CN	Description
0.030	74	>75% Grass cover, Good, HSG C
0.030	98	Paved parking, HSG C
0.060		Weighted Average
0.030		50.00% Pervious Area
0.030		50.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc

PAA220024.00 HydroCAD-0

Prepared by Bohler Engineers

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Type II 24-hr 100-yr Rainfall=7.60"

Printed 5/15/2023

Summary for Subcatchment 8S: Infiltration Trench 2

Runoff = 0.514 cfs @ 11.97 hrs, Volume= 1,235 cf, Depth= 6.80"
Routed to Pond 7P : Infiltration Trench 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-yr Rainfall=7.60"

Area (ac)	CN	Description
0.010	74	>75% Grass cover, Good, HSG C
0.040	98	Paved parking, HSG C
0.050		Weighted Average
0.010		20.00% Pervious Area
0.040		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc

Summary for Pond 3P: Infiltration Trench 1

Inflow Area = 2,614 sf, 50.00% Impervious, Inflow Depth = 5.97" for 100-yr event
 Inflow = 0.566 cfs @ 11.97 hrs, Volume= 1,299 cf
 Outflow = 0.020 cfs @ 12.38 hrs, Volume= 1,177 cf, Atten= 96%, Lag= 24.9 min
 Discarded = 0.010 cfs @ 12.38 hrs, Volume= 1,175 cf
 Primary = 0.010 cfs @ 12.38 hrs, Volume= 2 cf
 Routed to Link 6L : Post PO11

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 67.50' @ 12.38 hrs Surf.Area= 500 sf Storage= 683 cf

Plug-Flow detention time= 768.0 min calculated for 1,176 cf (91% of inflow)
 Center-of-Mass det. time= 717.6 min (1,485.0 - 767.4)

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	526 cf	Custom Stage Data (Conic) Listed below (Recalc) 1,500 cf Overall - 184 cf Embedded = 1,316 cf x 40.0% Voids
#2	64.50'	157 cf	24.00" Round Pipe Storage Inside #1 L= 50.0' 184 cf Overall - 1.0" Wall Thickness = 157 cf
		683 cf	Total Available Storage

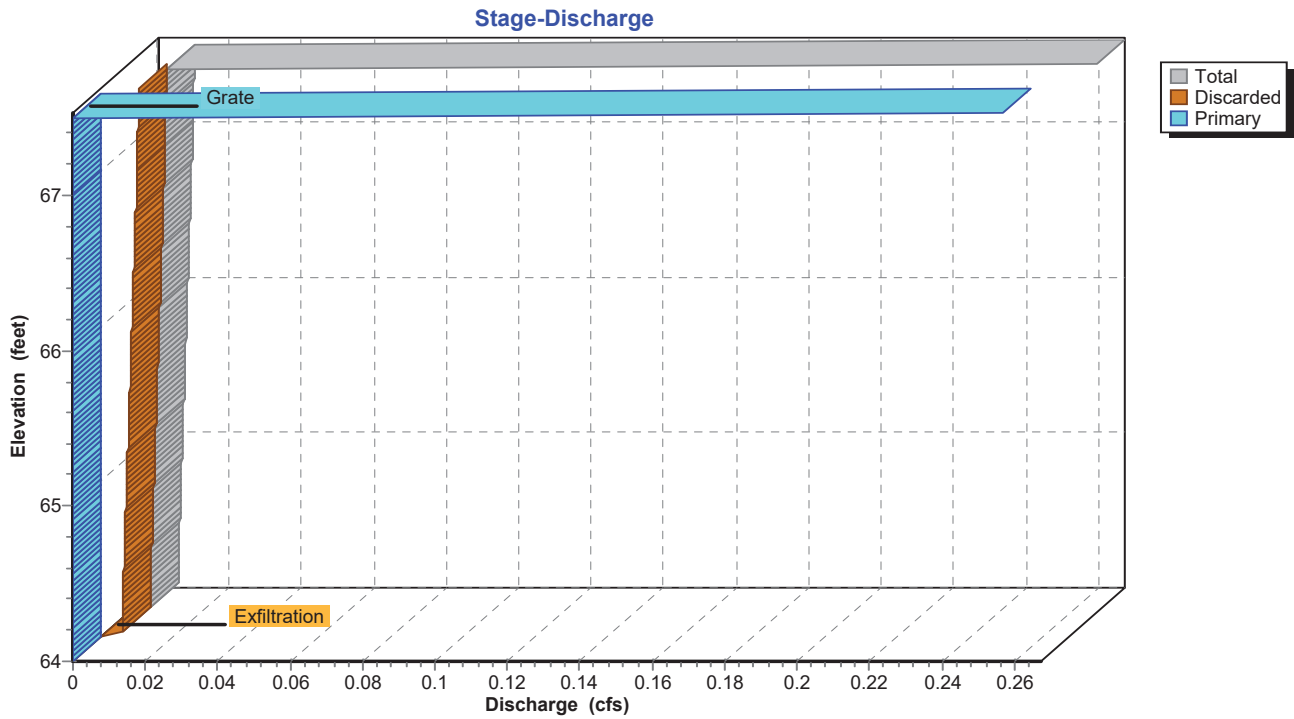
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
64.00	500	0	0	500
67.00	500	1,500	1,500	738

Device	Routing	Invert	Outlet Devices
#1	Primary	67.50'	24.00" x 48.00" Horiz. Grate C= 0.600 Limited to weir flow at low heads
#2	Discarded	64.00'	0.500 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 50.00'

Discarded OutFlow Max=0.010 cfs @ 12.38 hrs HW=67.50' (Free Discharge)
 ↳ **2=Exfiltration** (Controls 0.010 cfs)

Primary OutFlow Max=0.002 cfs @ 12.38 hrs HW=67.50' (Free Discharge)
 ↳ **1=Grate** (Weir Controls 0.002 cfs @ 0.11 fps)

Pond 3P: Infiltration Trench 1



Stage-Area-Storage for Pond 3P: Infiltration Trench 1

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
64.00	500	0	66.60	706	603
64.05	504	10	66.65	710	613
64.10	508	20	66.70	714	623
64.15	512	30	66.75	718	633
64.20	516	40	66.80	722	643
64.25	520	50	66.85	726	653
64.30	524	60	66.90	730	663
64.35	528	70	66.95	734	673
64.40	532	80	67.00	738	683
64.45	536	90	67.05	738	683
64.50	540	99	67.10	738	683
64.55	544	109	67.15	738	683
64.60	548	120	67.20	738	683
64.65	552	131	67.25	738	683
64.70	555	142	67.30	738	683
64.75	559	154	67.35	738	683
64.80	563	166	67.40	738	683
64.85	567	178	67.45	738	683
64.90	571	190	67.50	738	683
64.95	575	202			
65.00	579	215			
65.05	583	227			
65.10	587	240			
65.15	591	252			
65.20	595	265			
65.25	599	278			
65.30	603	290			
65.35	607	303			
65.40	611	316			
65.45	615	329			
65.50	619	342			
65.55	623	355			
65.60	627	367			
65.65	631	380			
65.70	635	393			
65.75	639	406			
65.80	643	418			
65.85	647	431			
65.90	651	444			
65.95	655	456			
66.00	659	469			
66.05	662	481			
66.10	666	493			
66.15	670	505			
66.20	674	517			
66.25	678	529			
66.30	682	541			
66.35	686	552			
66.40	690	563			
66.45	694	574			
66.50	698	584			
66.55	702	594			

Summary for Pond 7P: Infiltration Trench 2

Inflow Area = 2,178 sf, 80.00% Impervious, Inflow Depth = 6.80" for 100-yr event
 Inflow = 0.514 cfs @ 11.97 hrs, Volume= 1,235 cf
 Outflow = 0.030 cfs @ 12.18 hrs, Volume= 1,143 cf, Atten= 94%, Lag= 12.9 min
 Discarded = 0.015 cfs @ 12.18 hrs, Volume= 1,141 cf
 Primary = 0.014 cfs @ 12.18 hrs, Volume= 2 cf
 Routed to Link 6L : Post PO11

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 56.50' @ 12.18 hrs Surf.Area= 450 sf Storage= 615 cf

Plug-Flow detention time= 537.7 min calculated for 1,143 cf (93% of inflow)
 Center-of-Mass det. time= 495.3 min (1,243.4 - 748.1)

Volume	Invert	Avail.Storage	Storage Description
#1	53.00'	474 cf	Custom Stage Data (Conic) Listed below (Recalc) 1,350 cf Overall - 166 cf Embedded = 1,184 cf x 40.0% Voids
#2	53.50'	141 cf	24.00" Round Pipe Storage Inside #1 L= 45.0' 166 cf Overall - 1.0" Wall Thickness = 141 cf
		615 cf	Total Available Storage

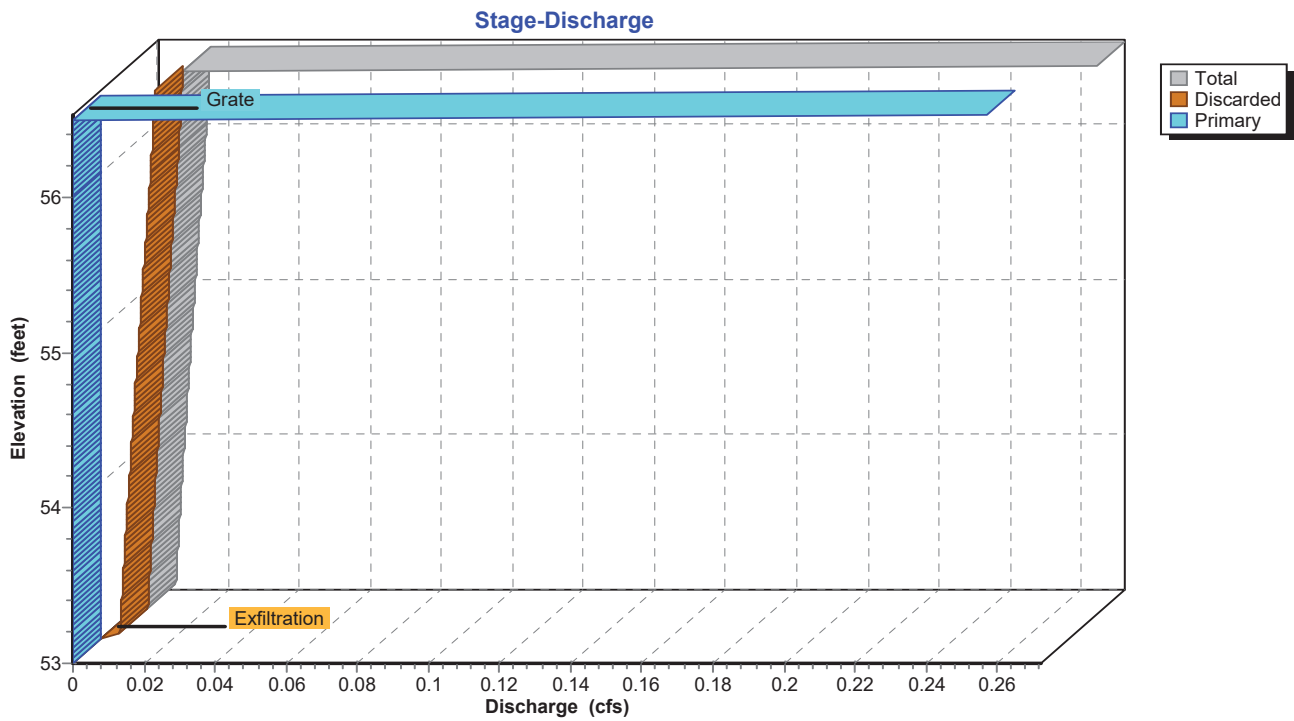
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
53.00	450	0	0	450
56.00	450	1,350	1,350	676

Device	Routing	Invert	Outlet Devices
#1	Primary	56.50'	24.00" x 48.00" Horiz. Grate C= 0.600 Limited to weir flow at low heads
#2	Discarded	53.00'	0.500 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 50.00'

Discarded OutFlow Max=0.015 cfs @ 12.18 hrs HW=56.50' (Free Discharge)
 ↳ **2=Exfiltration** (Controls 0.015 cfs)

Primary OutFlow Max=0.003 cfs @ 12.18 hrs HW=56.50' (Free Discharge)
 ↳ **1=Grate** (Weir Controls 0.003 cfs @ 0.14 fps)

Pond 7P: Infiltration Trench 2



Stage-Area-Storage for Pond 7P: Infiltration Trench 2

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
53.00	450	0	55.60	646	543
53.05	454	9	55.65	649	552
53.10	458	18	55.70	653	561
53.15	461	27	55.75	657	570
53.20	465	36	55.80	661	579
53.25	469	45	55.85	664	588
53.30	473	54	55.90	668	597
53.35	476	63	55.95	672	606
53.40	480	72	56.00	676	615
53.45	484	81	56.05	676	615
53.50	488	89	56.10	676	615
53.55	491	98	56.15	676	615
53.60	495	108	56.20	676	615
53.65	499	118	56.25	676	615
53.70	503	128	56.30	676	615
53.75	506	139	56.35	676	615
53.80	510	149	56.40	676	615
53.85	514	160	56.45	676	615
53.90	518	171	56.50	676	615
53.95	521	182			
54.00	525	193			
54.05	529	204			
54.10	533	216			
54.15	536	227			
54.20	540	238			
54.25	544	250			
54.30	548	261			
54.35	552	273			
54.40	555	284			
54.45	559	296			
54.50	563	308			
54.55	567	319			
54.60	570	331			
54.65	574	342			
54.70	578	354			
54.75	582	365			
54.80	585	377			
54.85	589	388			
54.90	593	399			
54.95	597	411			
55.00	600	422			
55.05	604	433			
55.10	608	444			
55.15	612	455			
55.20	615	466			
55.25	619	476			
55.30	623	487			
55.35	627	497			
55.40	630	507			
55.45	634	517			
55.50	638	526			
55.55	642	534			

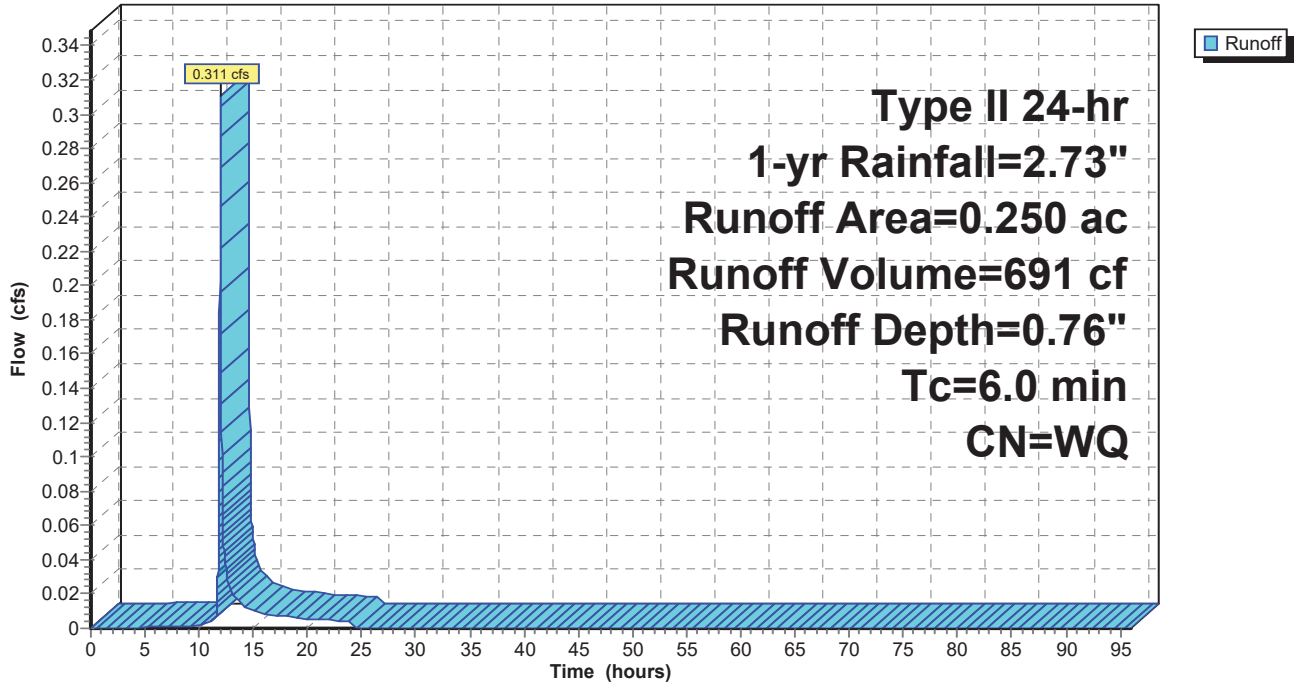
Summary for Link 6L: Post POI1

Inflow Area = 10,890 sf, 40.00% Impervious, Inflow Depth = 2.90" for 100-yr event
Inflow = 1.209 cfs @ 11.97 hrs, Volume= 2,630 cf
Primary = 1.209 cfs @ 11.97 hrs, Volume= 2,630 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.01 hrs

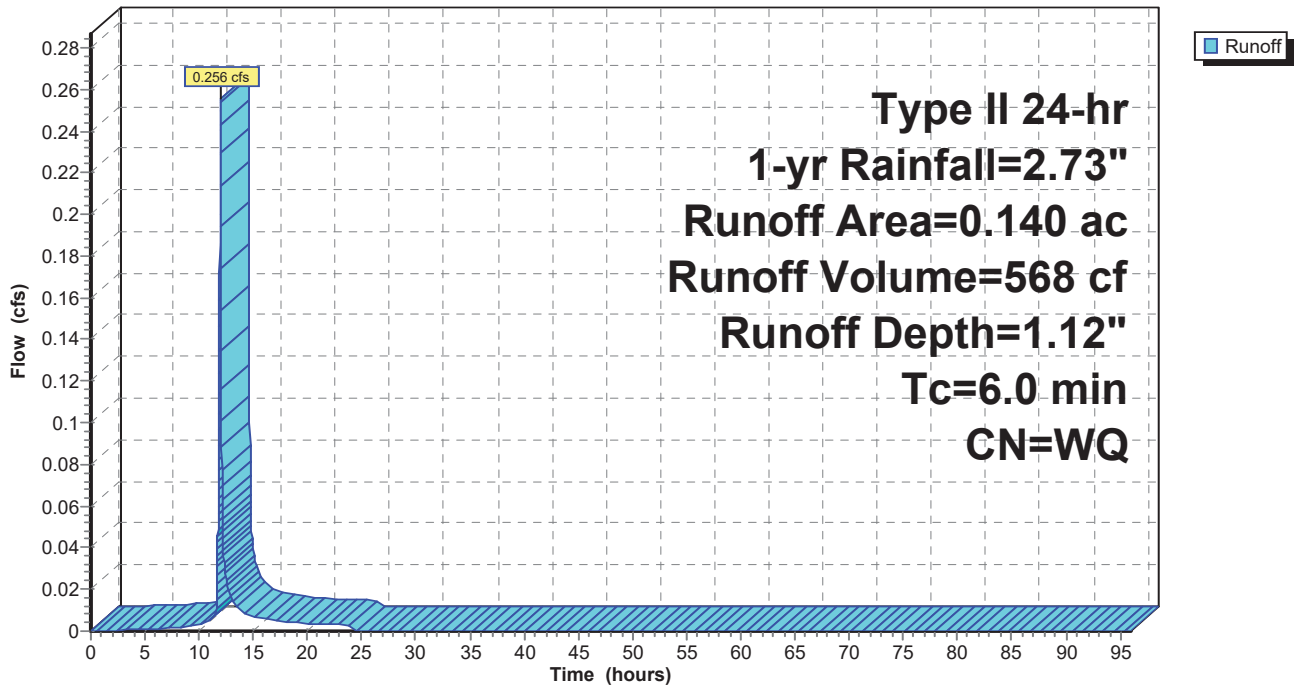
Subcatchment 1S: Pre-PO11

Hydrograph



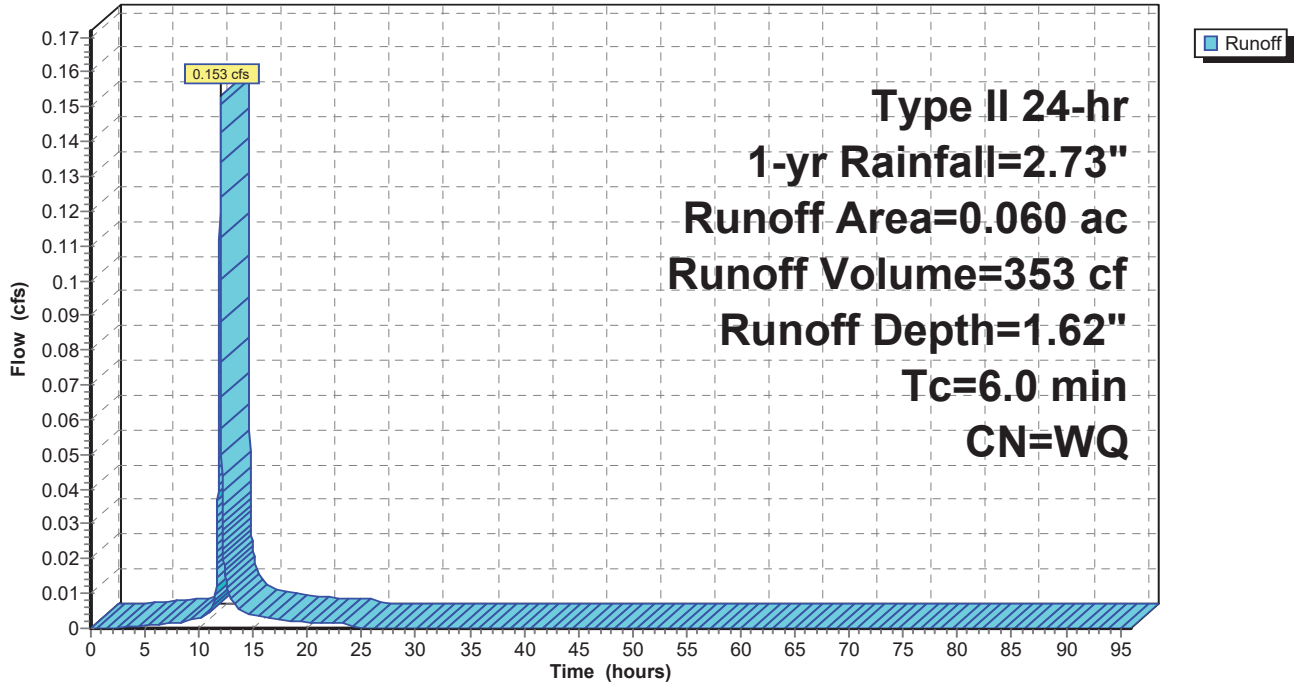
Subcatchment 2S: Bypass

Hydrograph



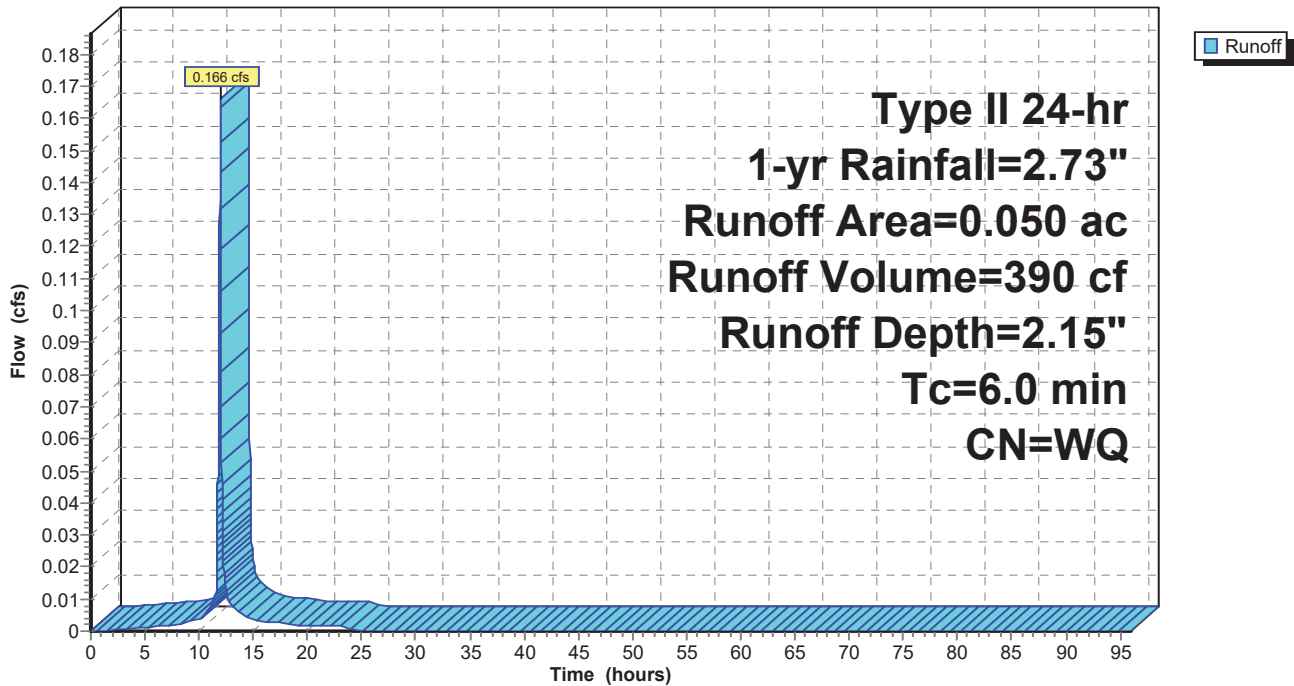
Subcatchment 5S: Infiltration Trench 1

Hydrograph

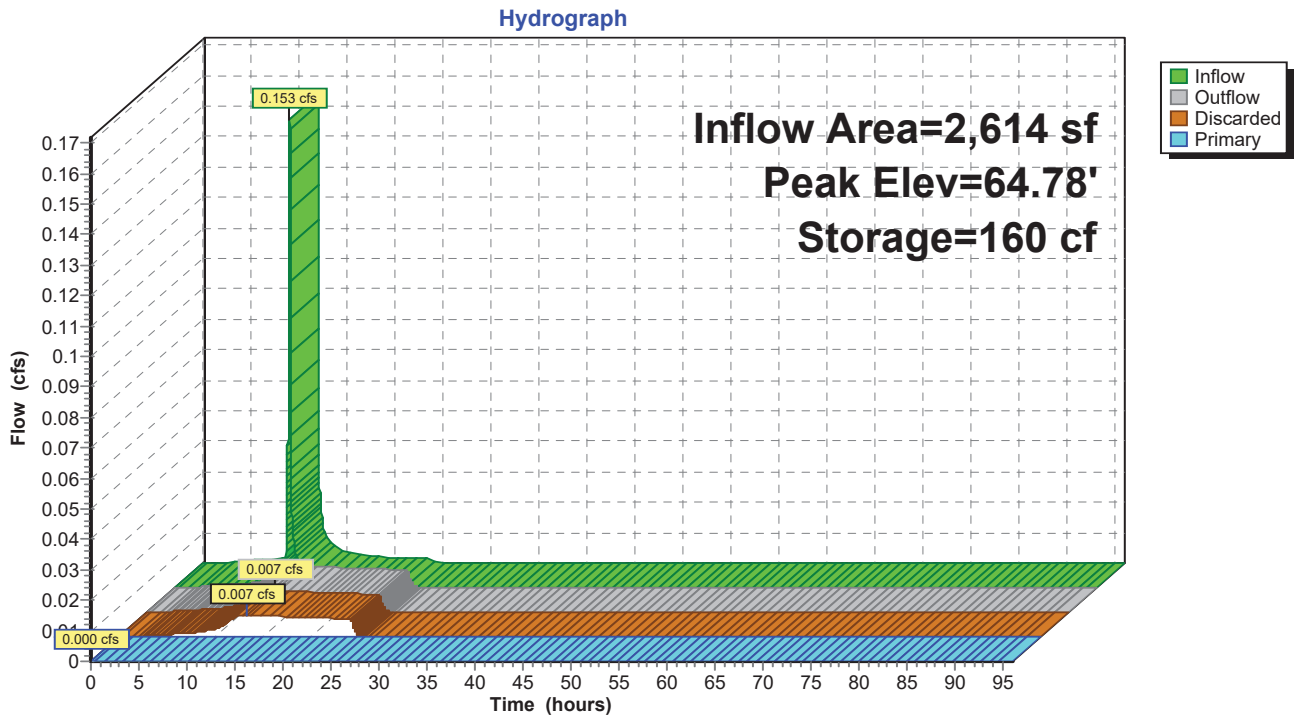


Subcatchment 8S: Infiltration Trench 2

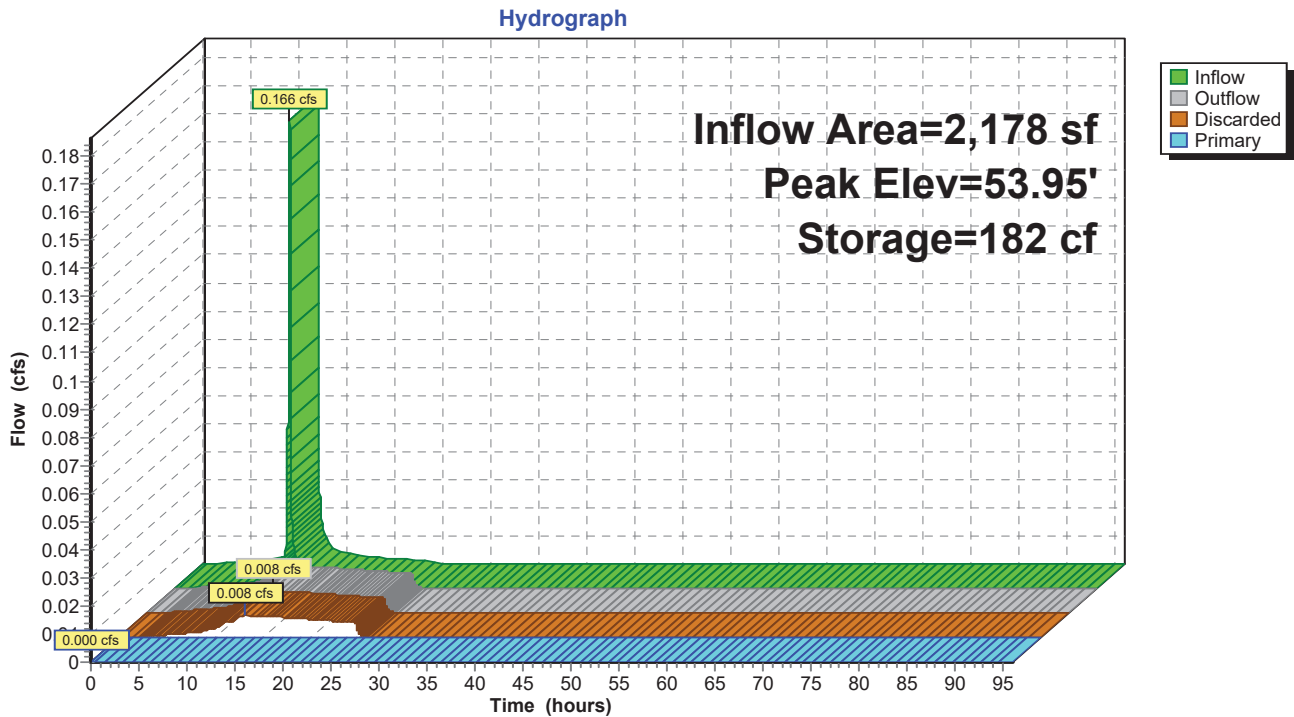
Hydrograph



Pond 3P: Infiltration Trench 1

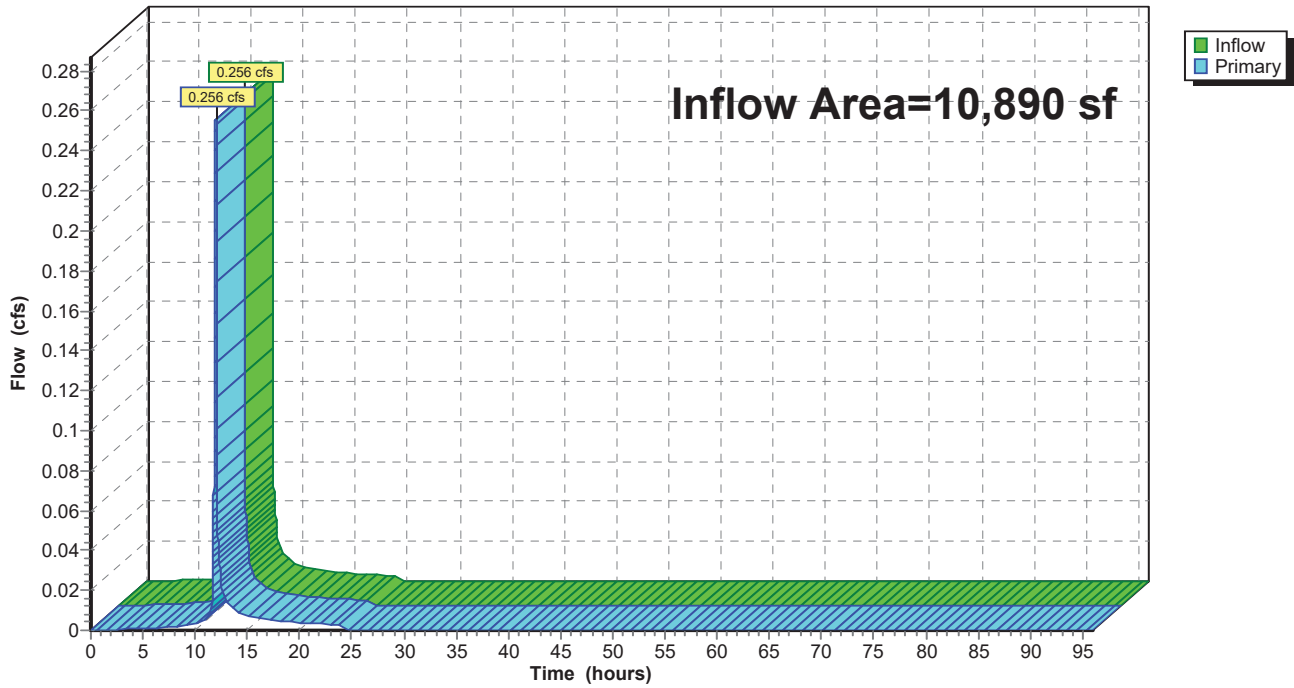


Pond 7P: Infiltration Trench 2



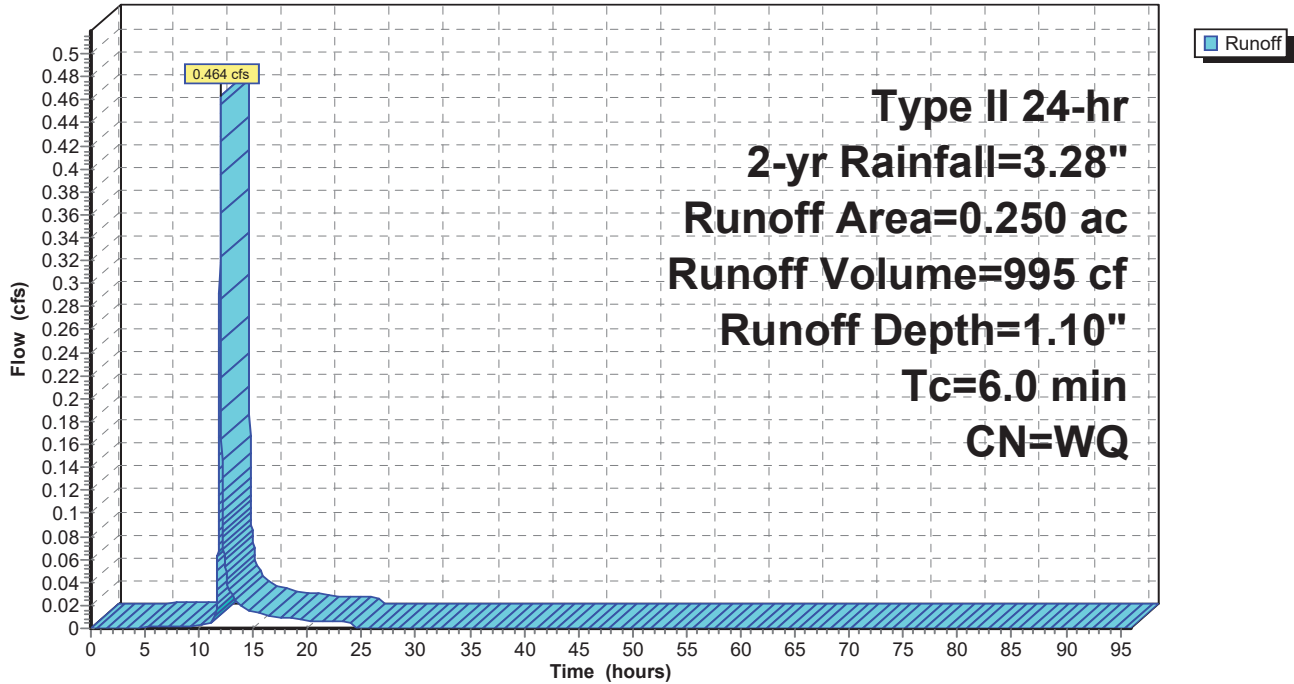
Link 6L: Post POI1

Hydrograph



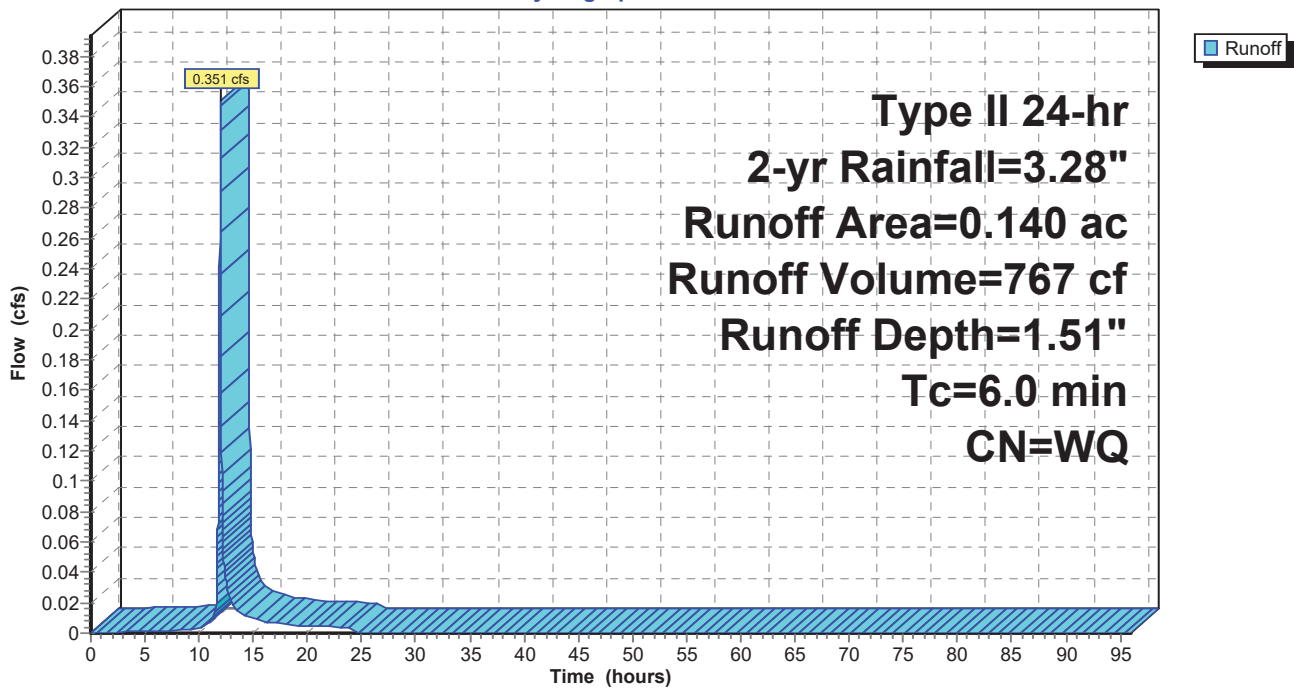
Subcatchment 1S: Pre-PO11

Hydrograph



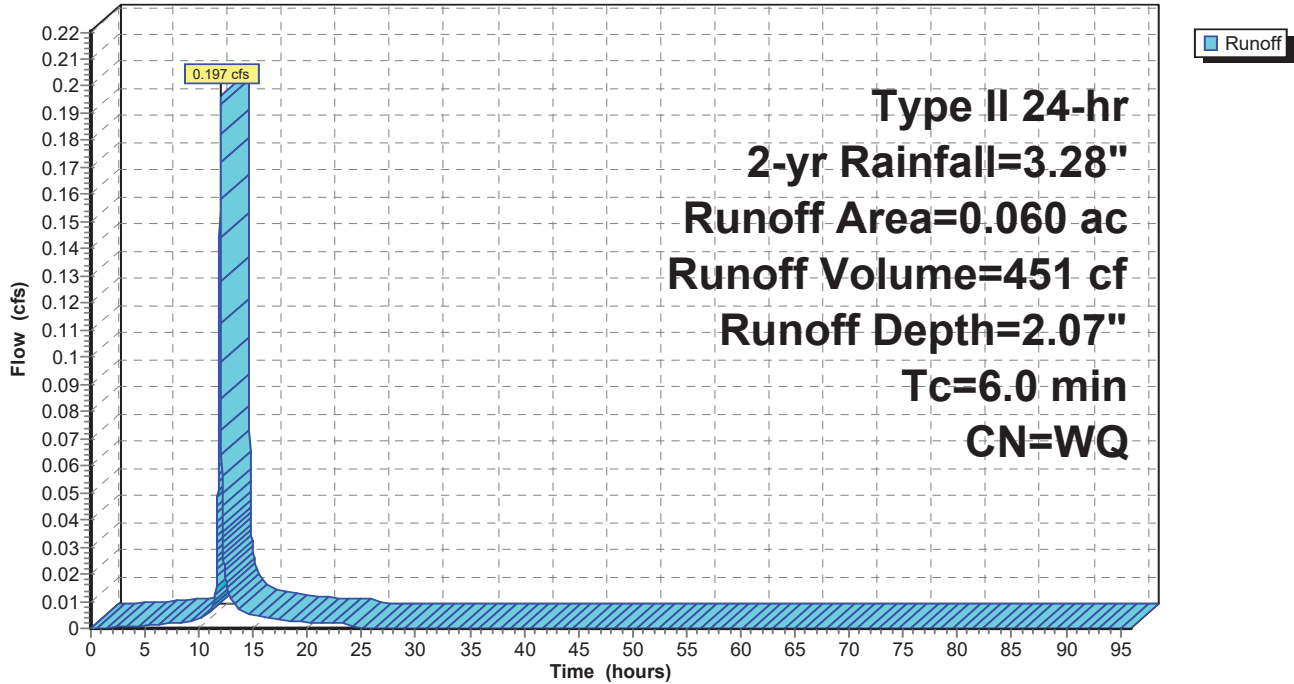
Subcatchment 2S: Bypass

Hydrograph



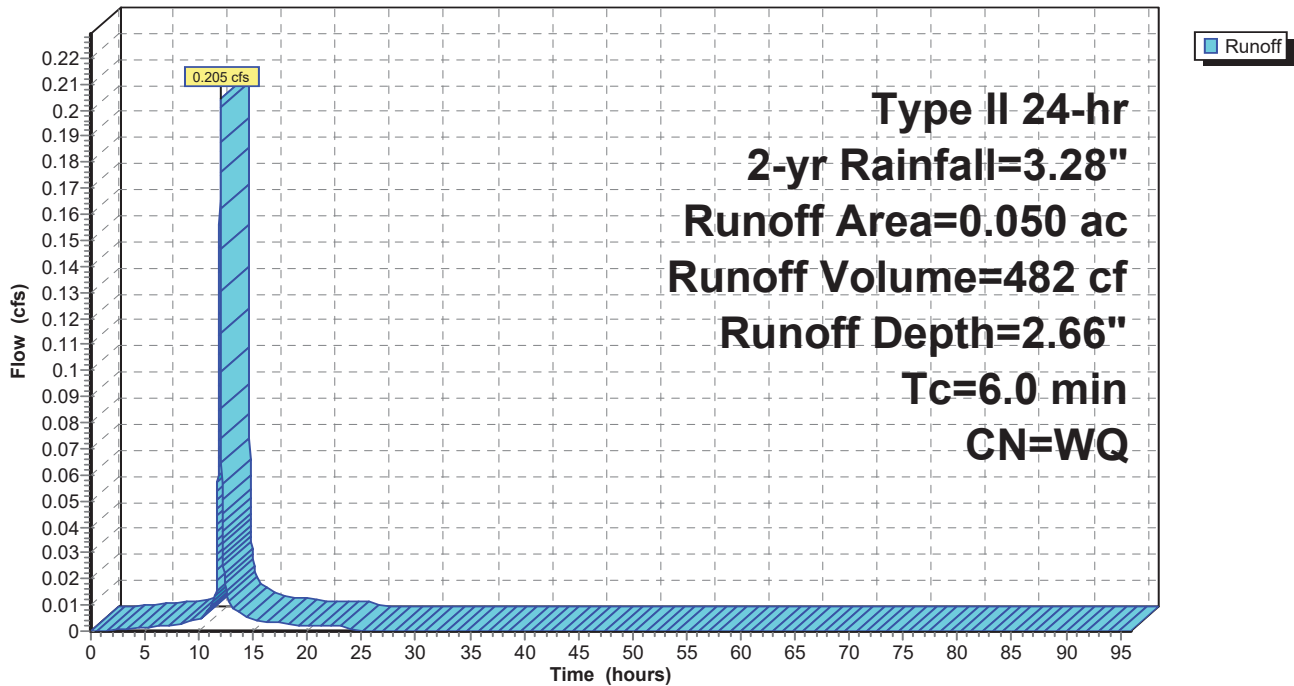
Subcatchment 5S: Infiltration Trench 1

Hydrograph

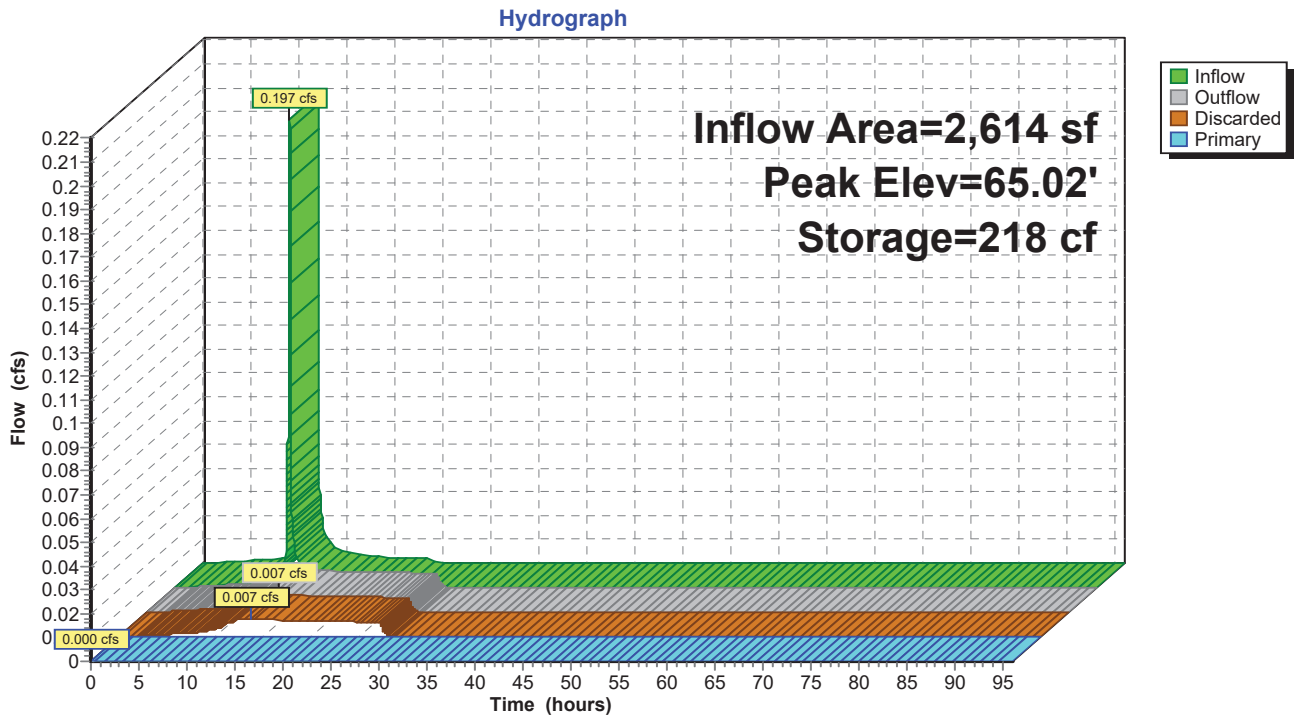


Subcatchment 8S: Infiltration Trench 2

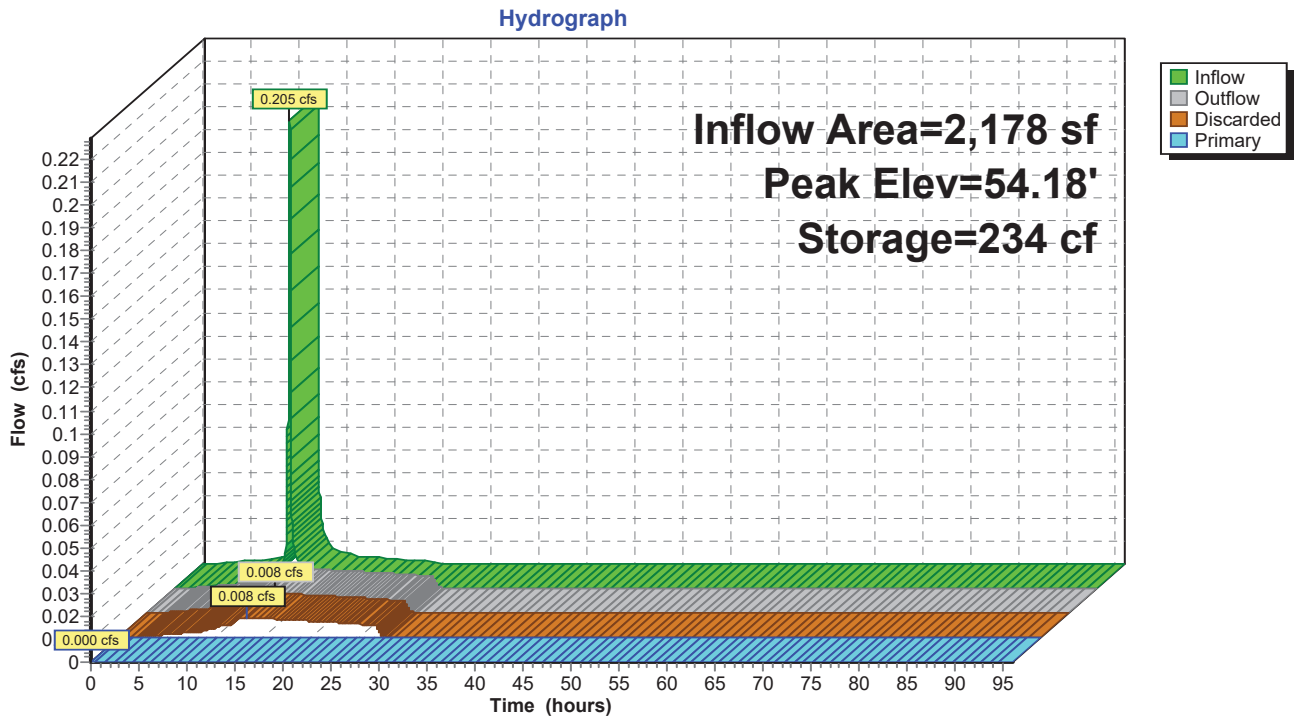
Hydrograph



Pond 3P: Infiltration Trench 1

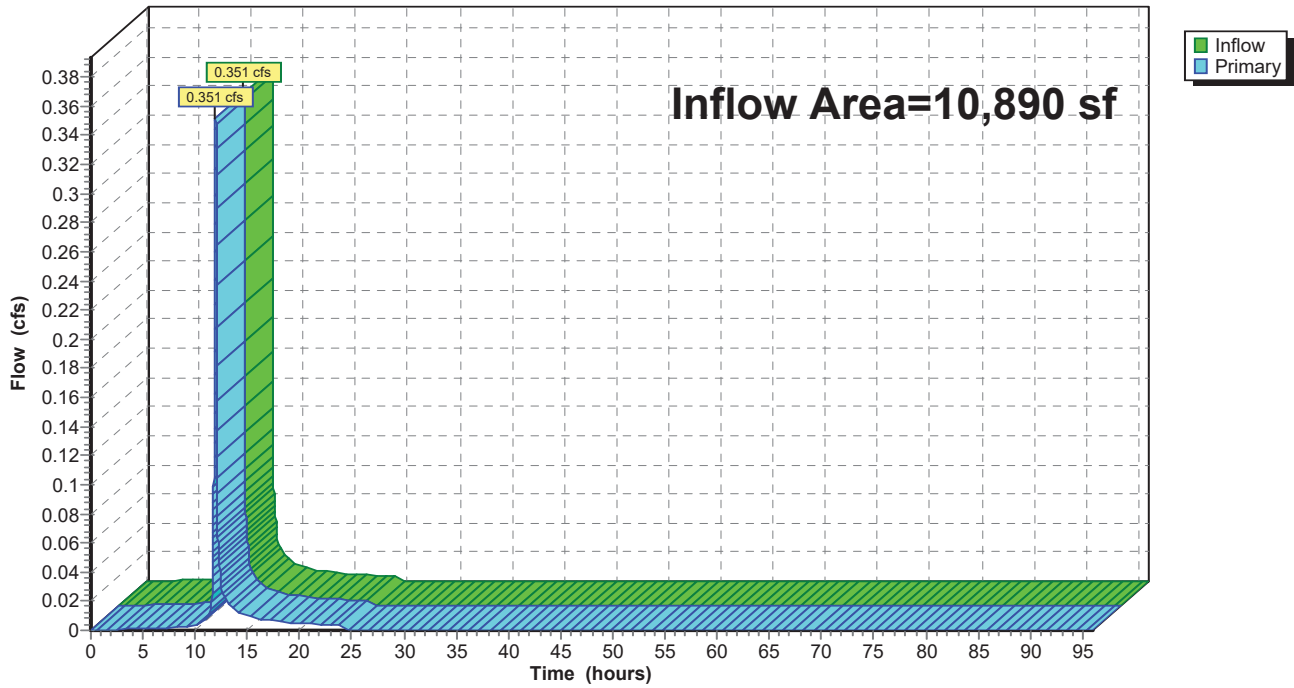


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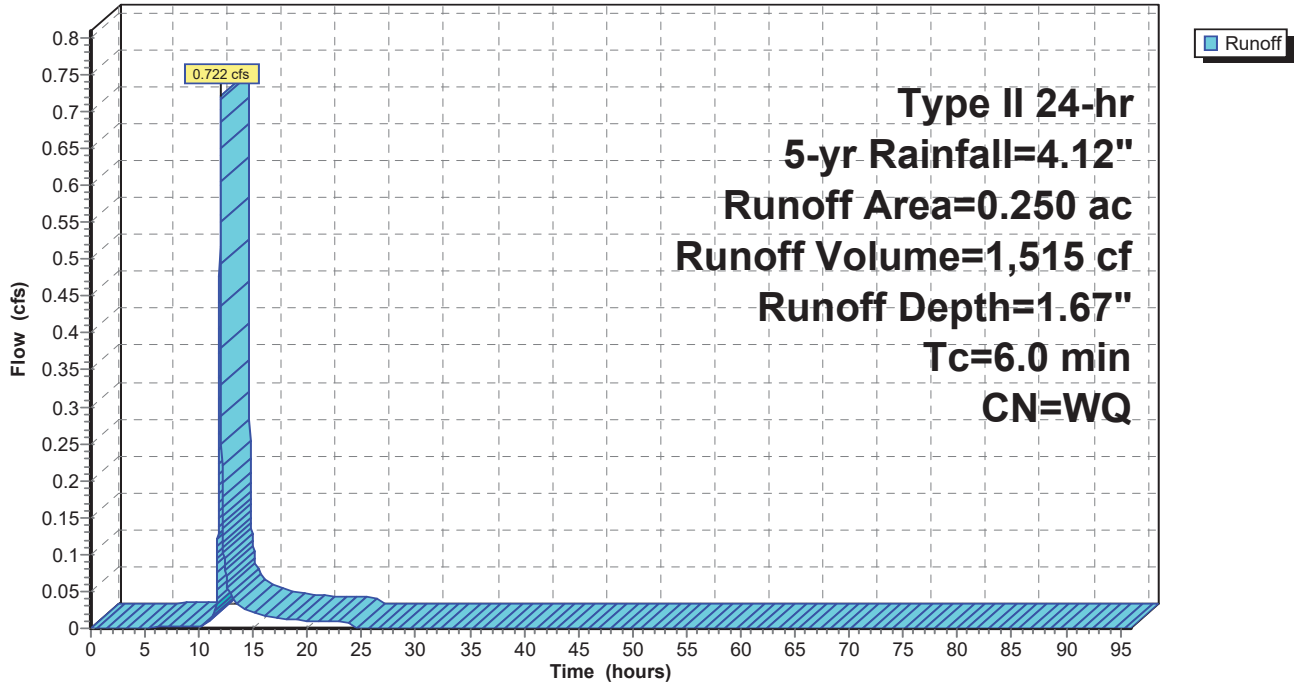
Link 6L: Post POI1

Hydrograph



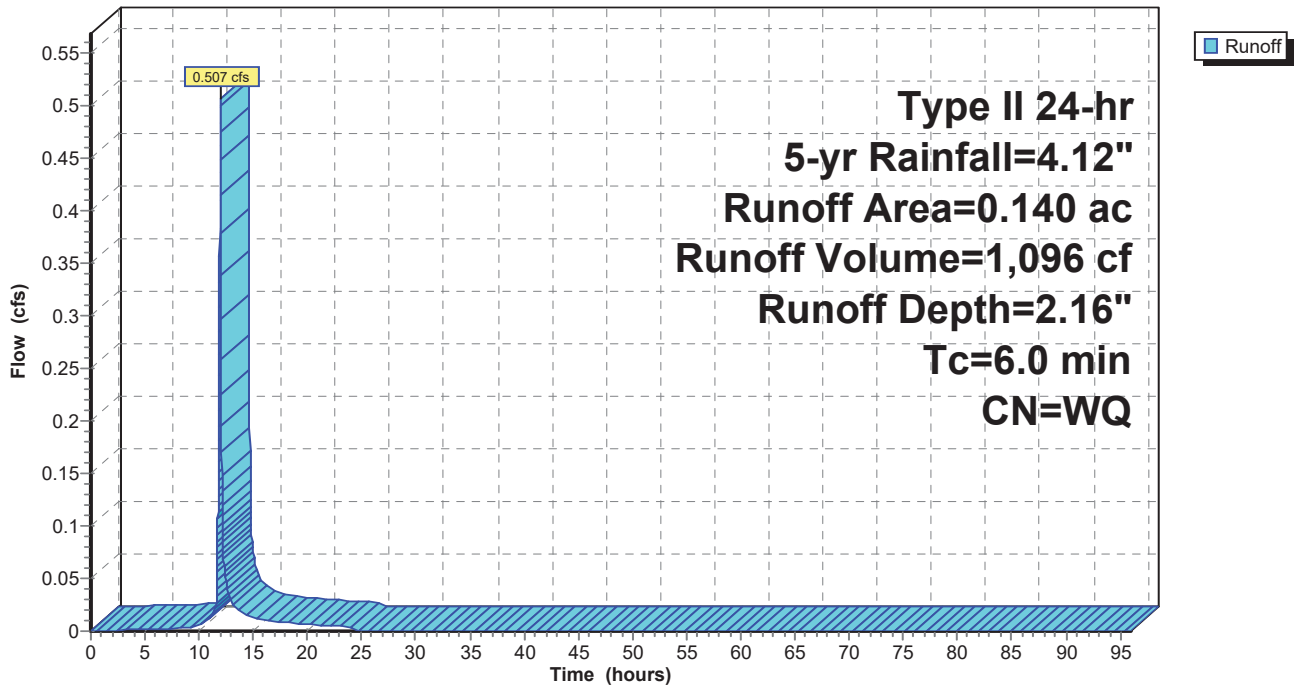
Subcatchment 1S: Pre-POI1

Hydrograph



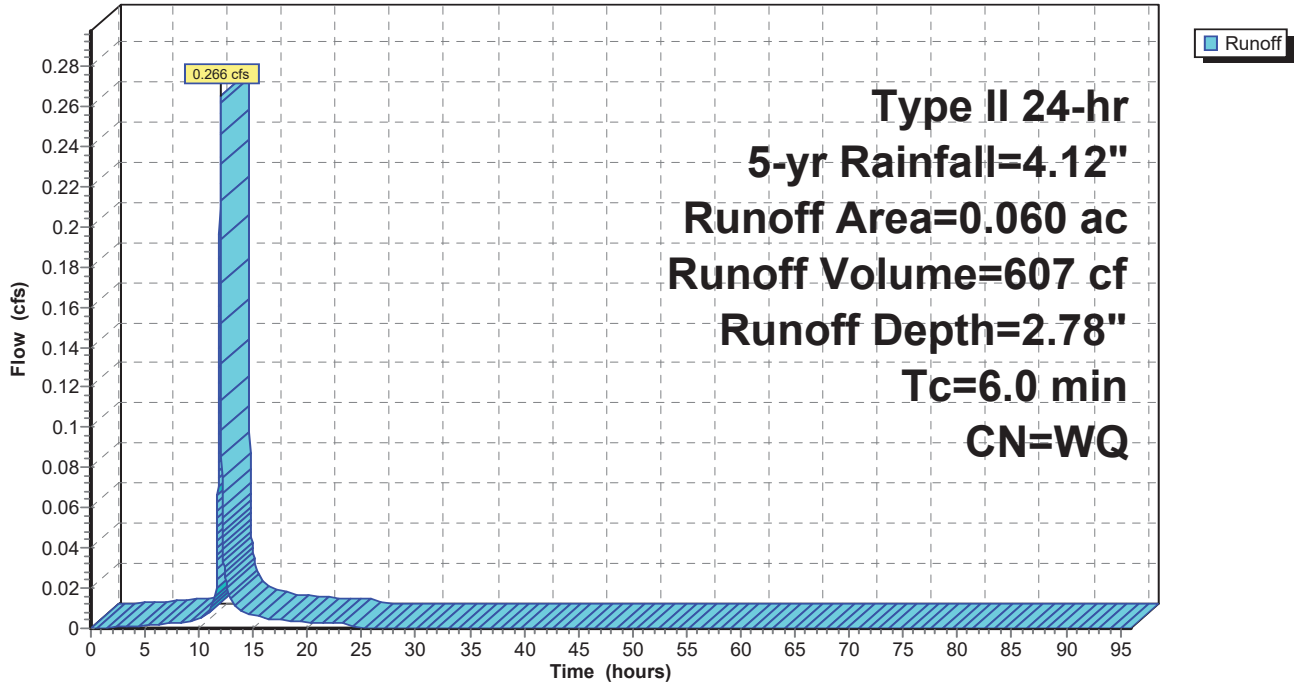
Subcatchment 2S: Bypass

Hydrograph



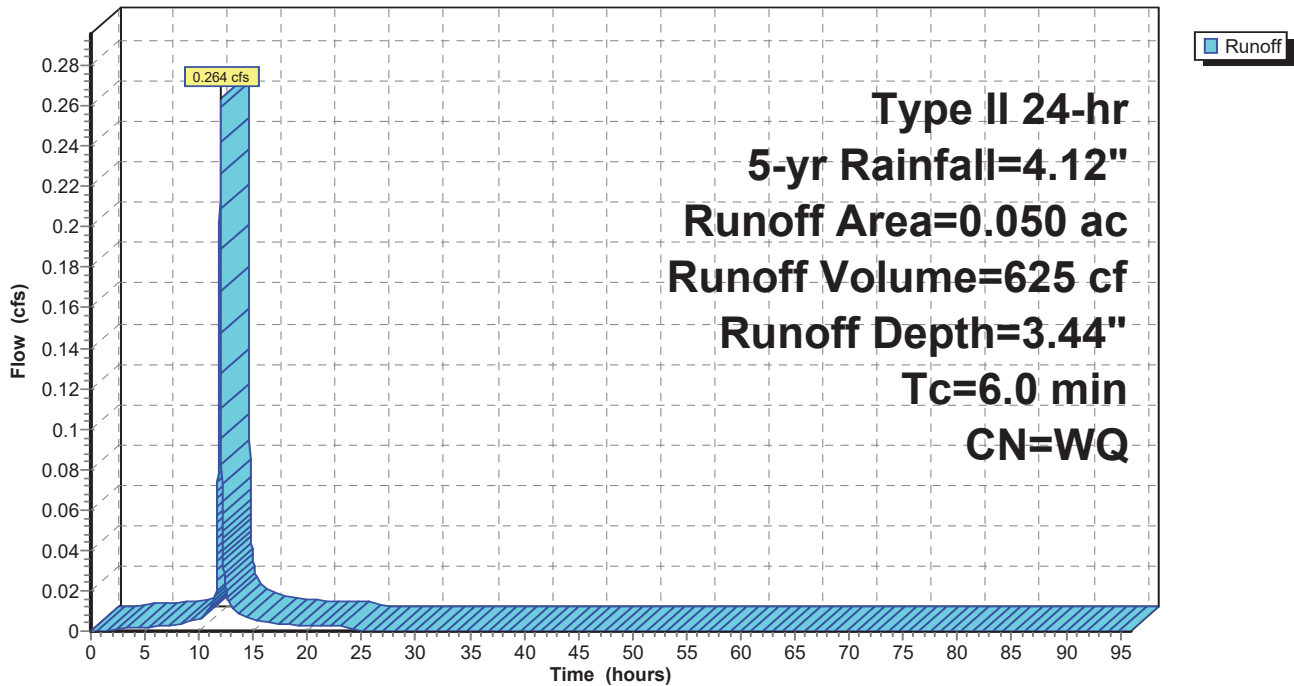
Subcatchment 5S: Infiltration Trench 1

Hydrograph

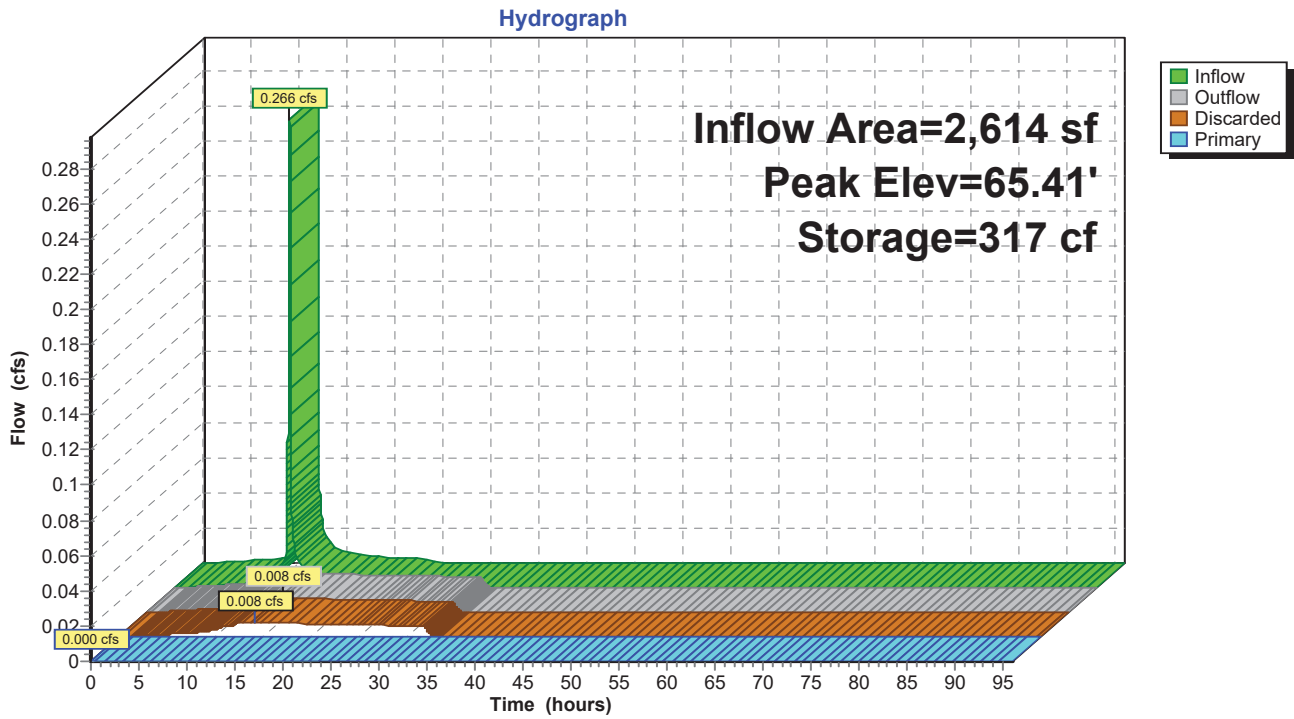


Subcatchment 8S: Infiltration Trench 2

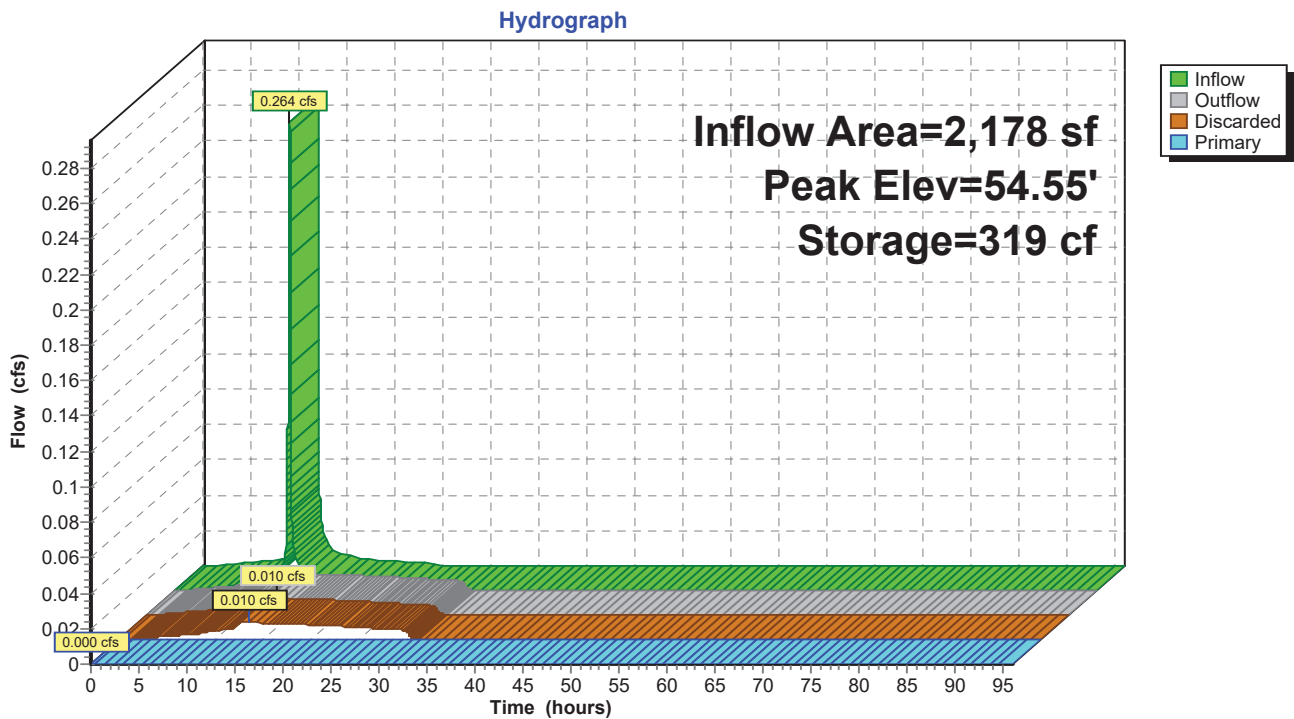
Hydrograph



Pond 3P: Infiltration Trench 1

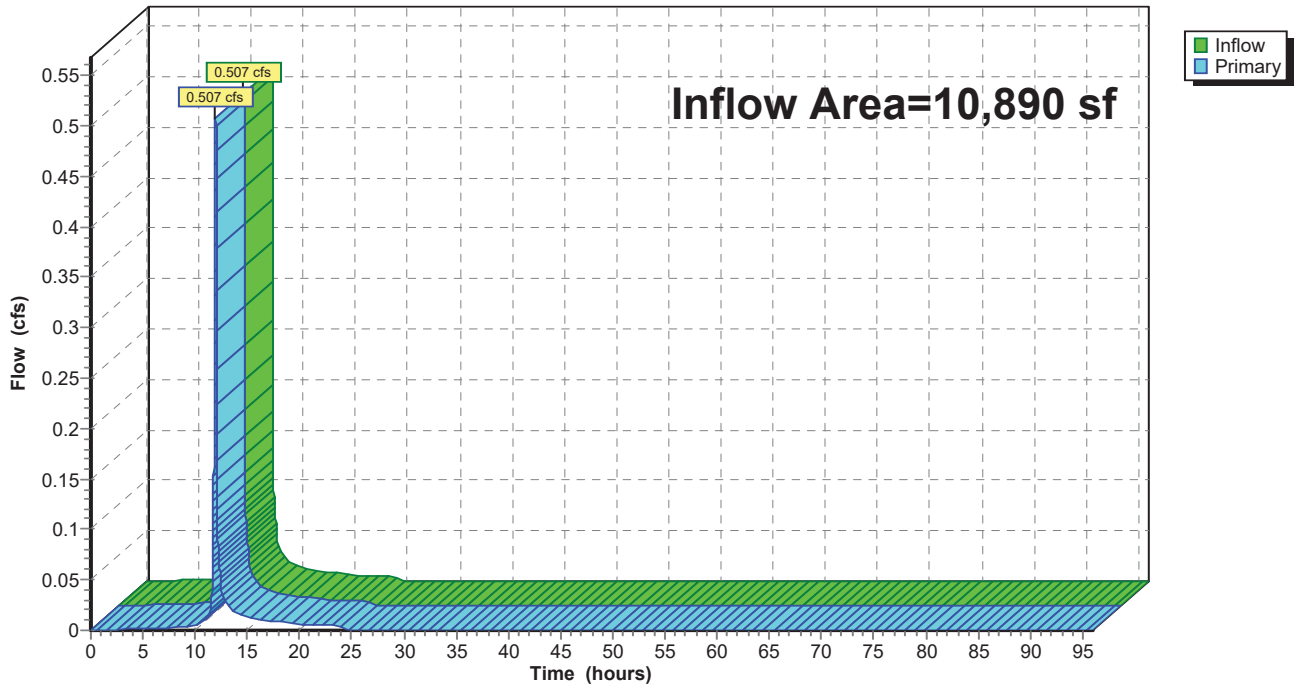


Pond 7P: Infiltration Trench 2



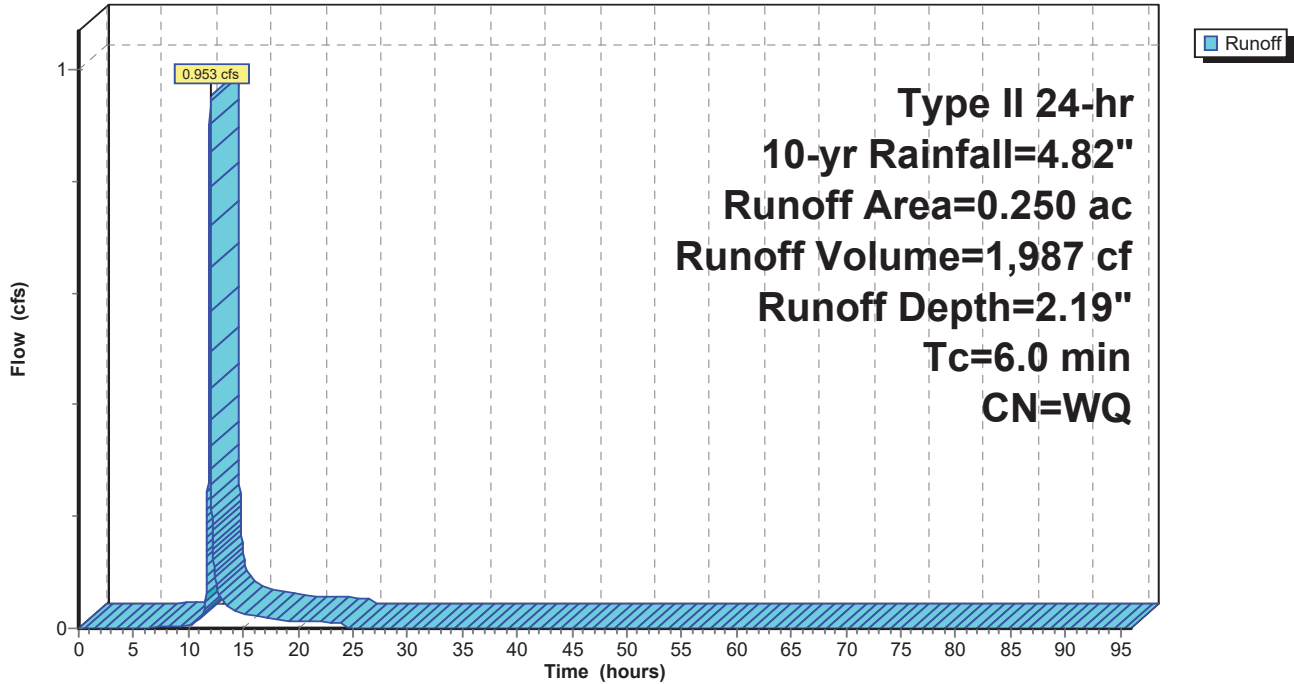
Link 6L: Post POI1

Hydrograph



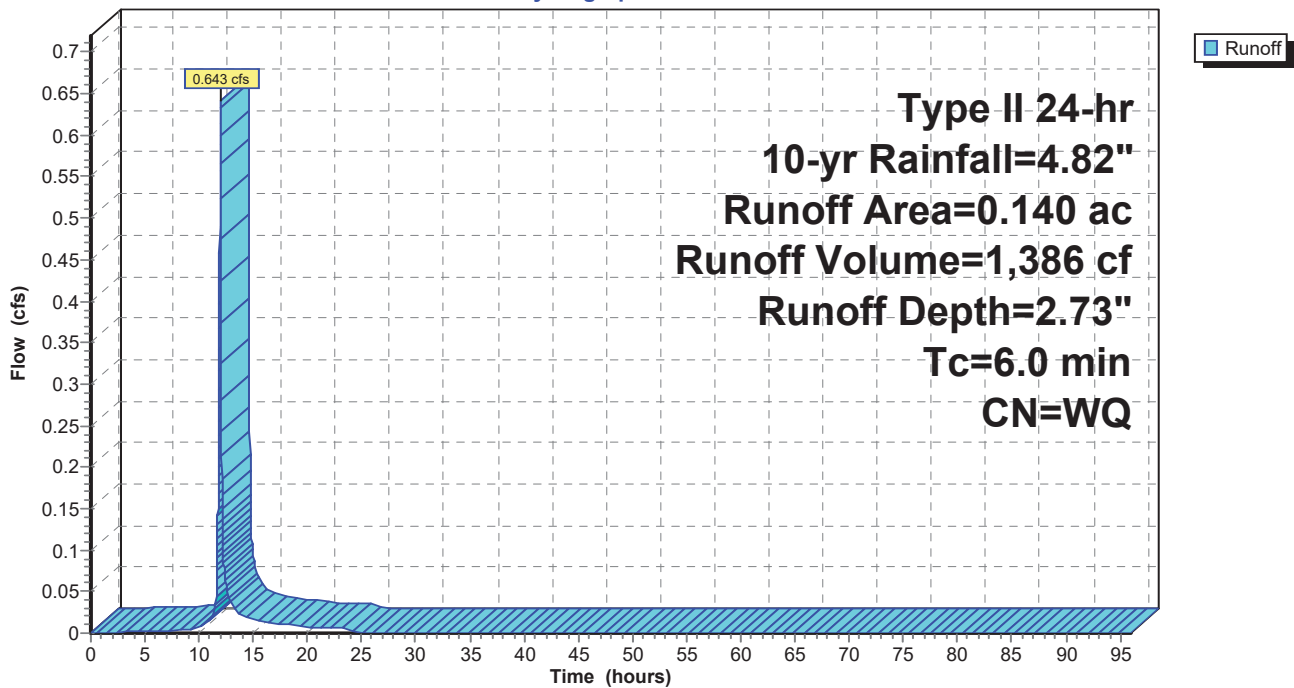
Subcatchment 1S: Pre-PO11

Hydrograph



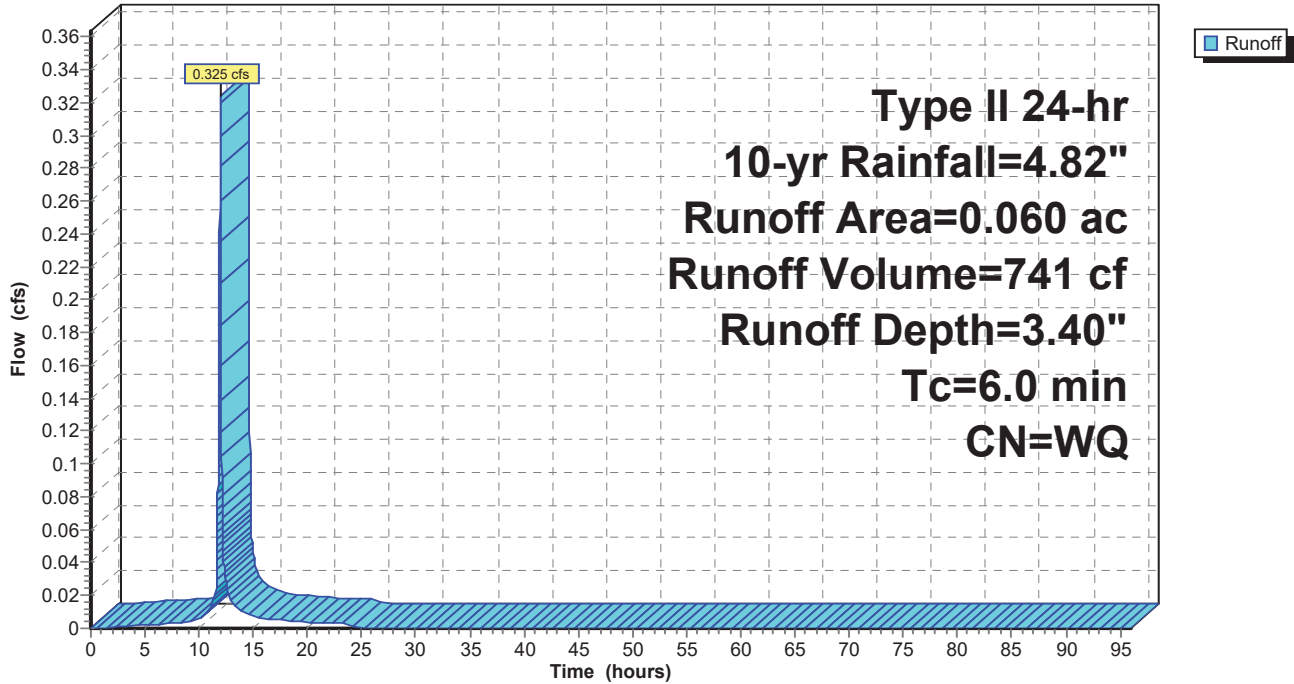
Subcatchment 2S: Bypass

Hydrograph



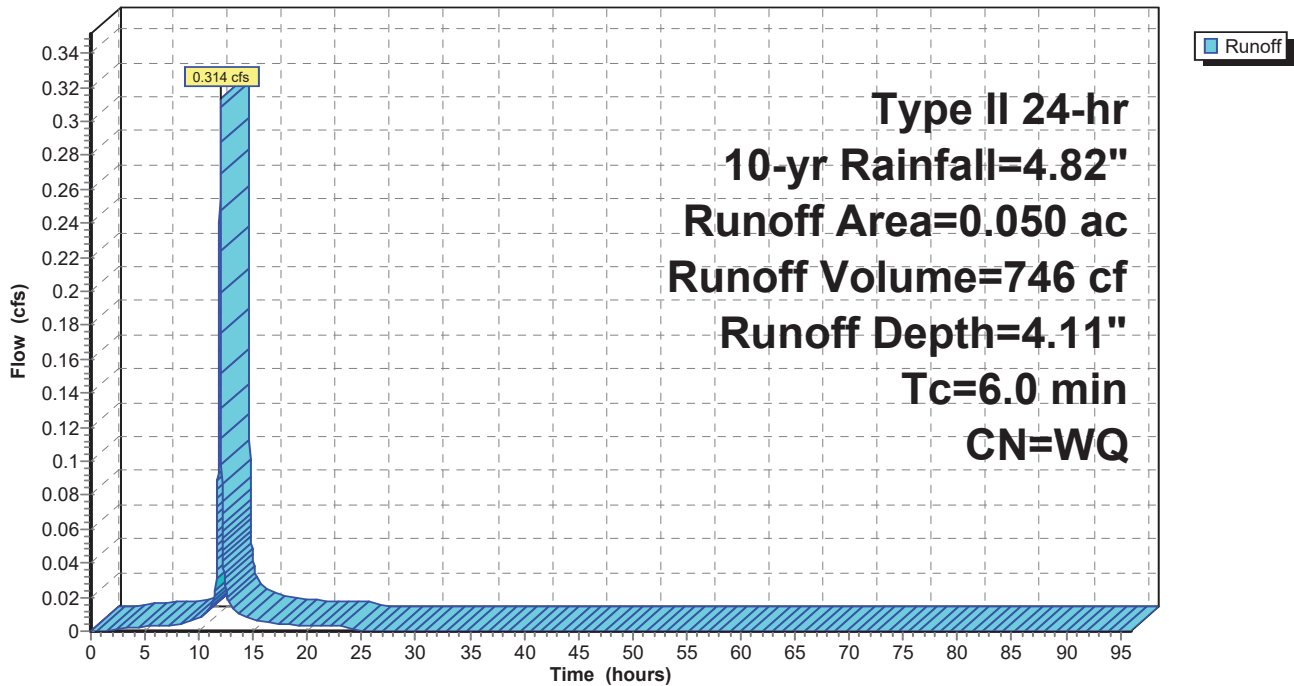
Subcatchment 5S: Infiltration Trench 1

Hydrograph

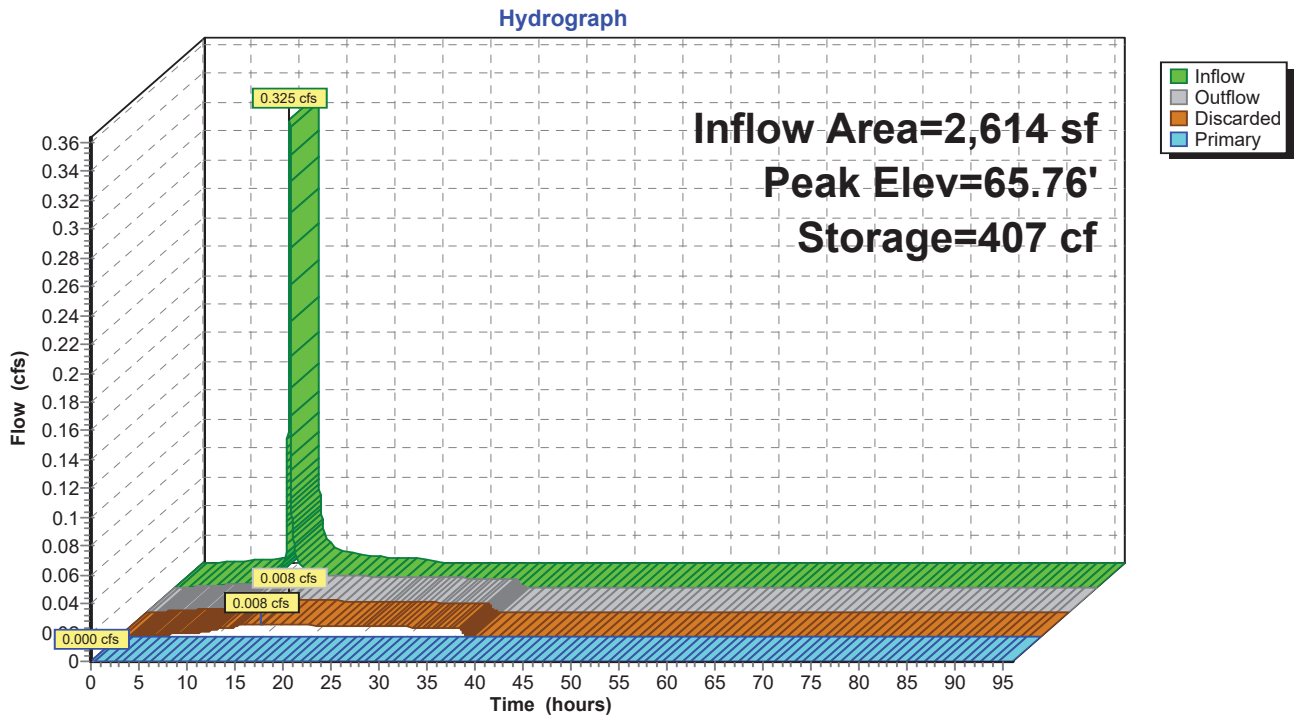


Subcatchment 8S: Infiltration Trench 2

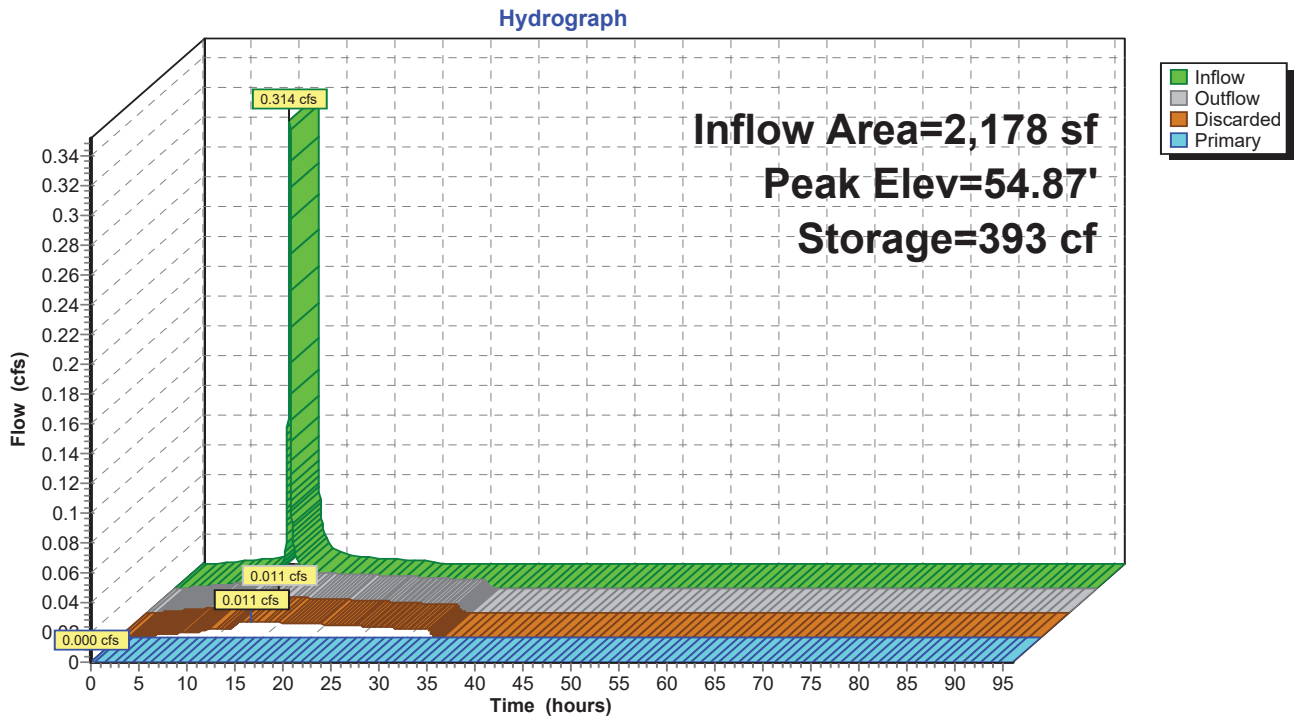
Hydrograph



Pond 3P: Infiltration Trench 1

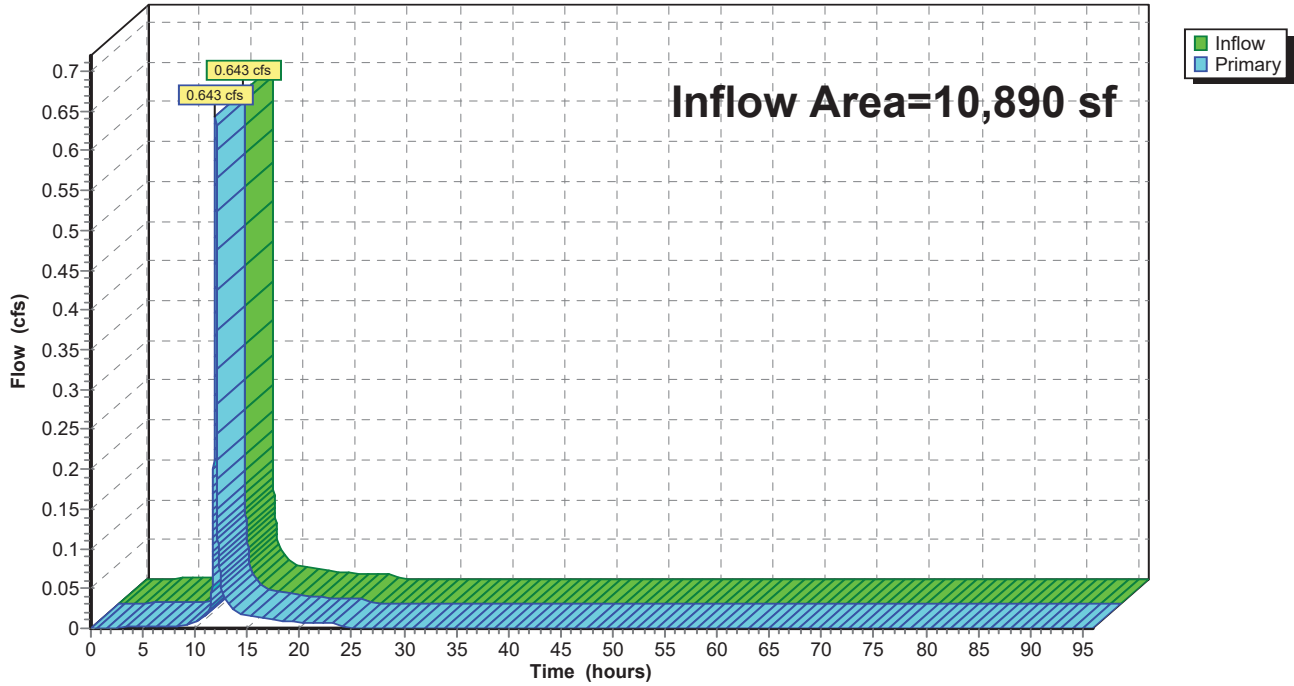


Pond 7P: Infiltration Trench 2



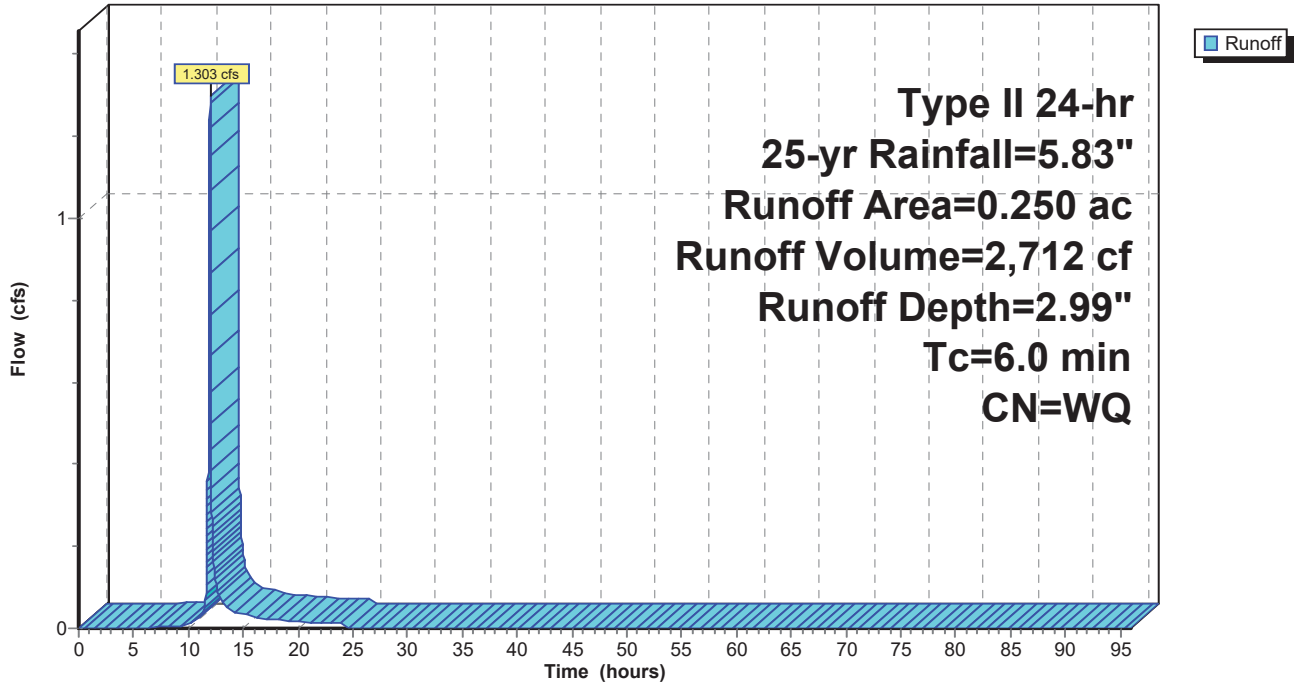
Link 6L: Post POI1

Hydrograph



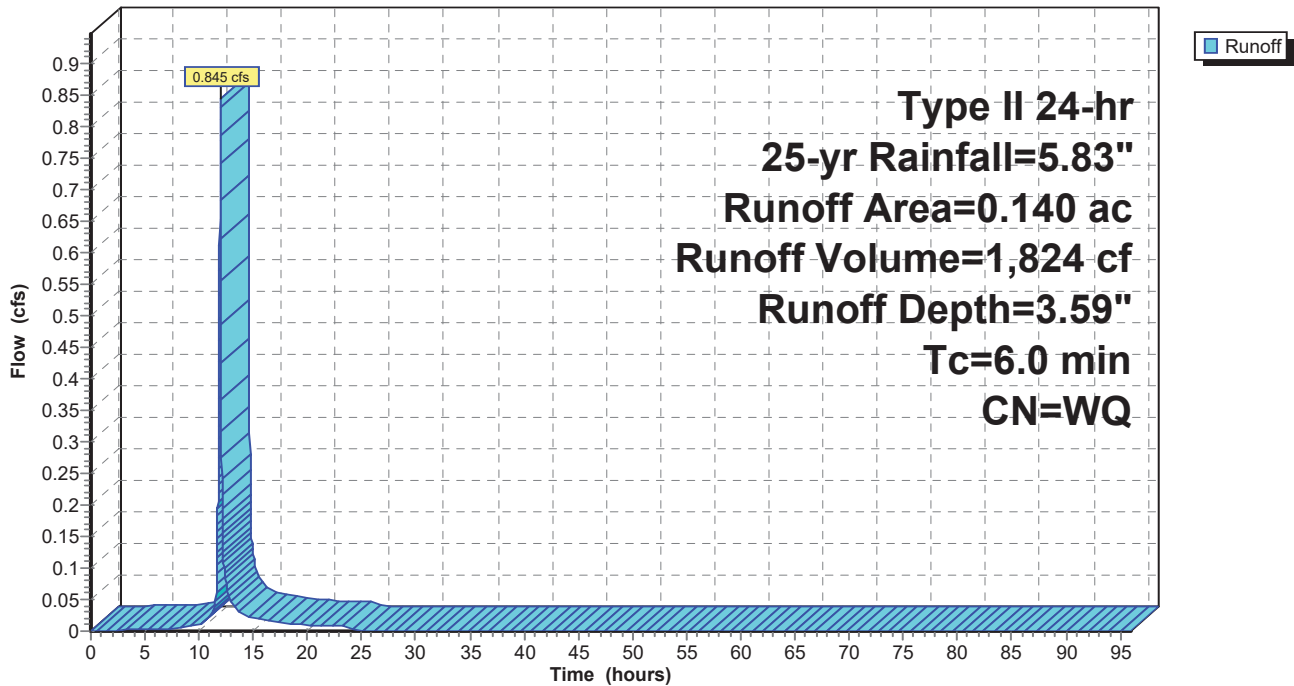
Subcatchment 1S: Pre-PO11

Hydrograph



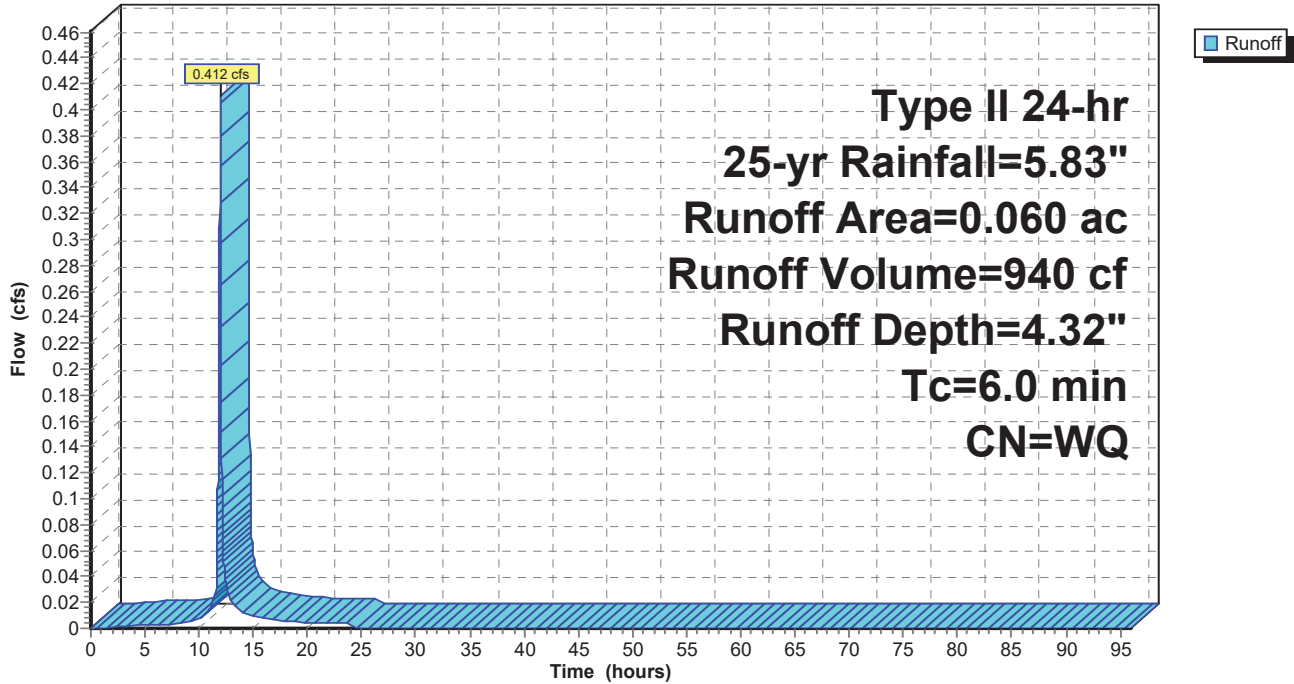
Subcatchment 2S: Bypass

Hydrograph



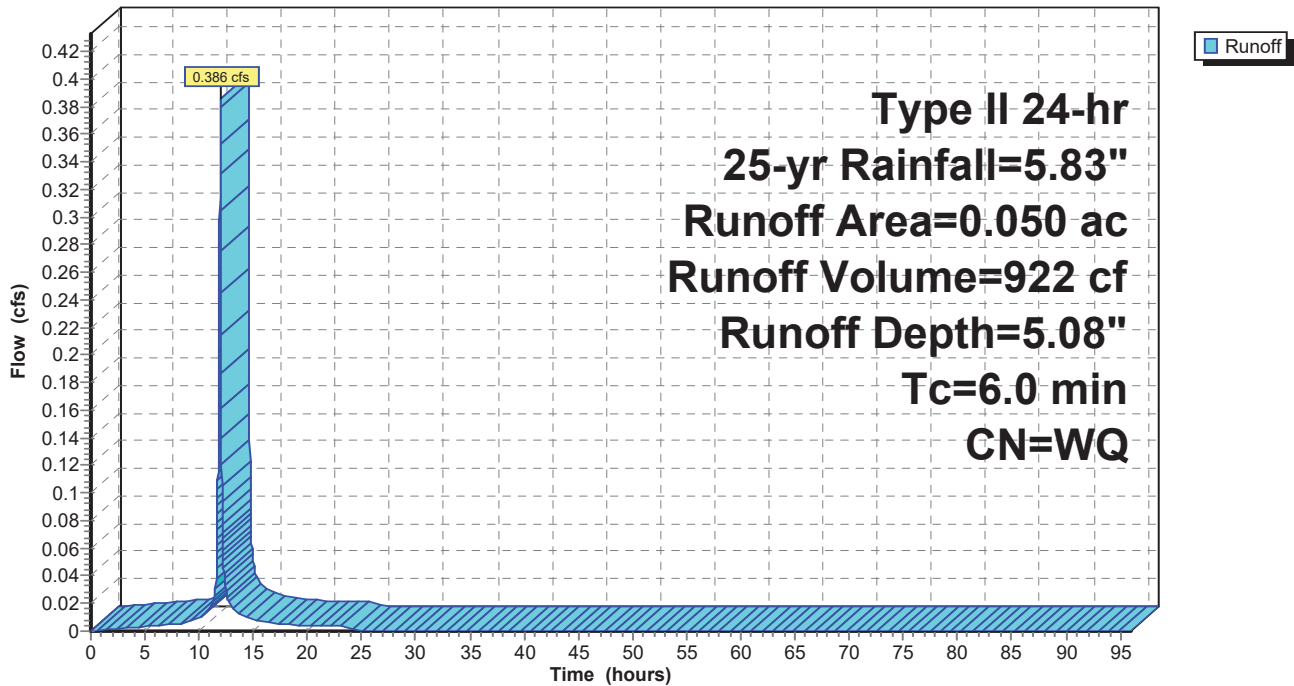
Subcatchment 5S: Infiltration Trench 1

Hydrograph

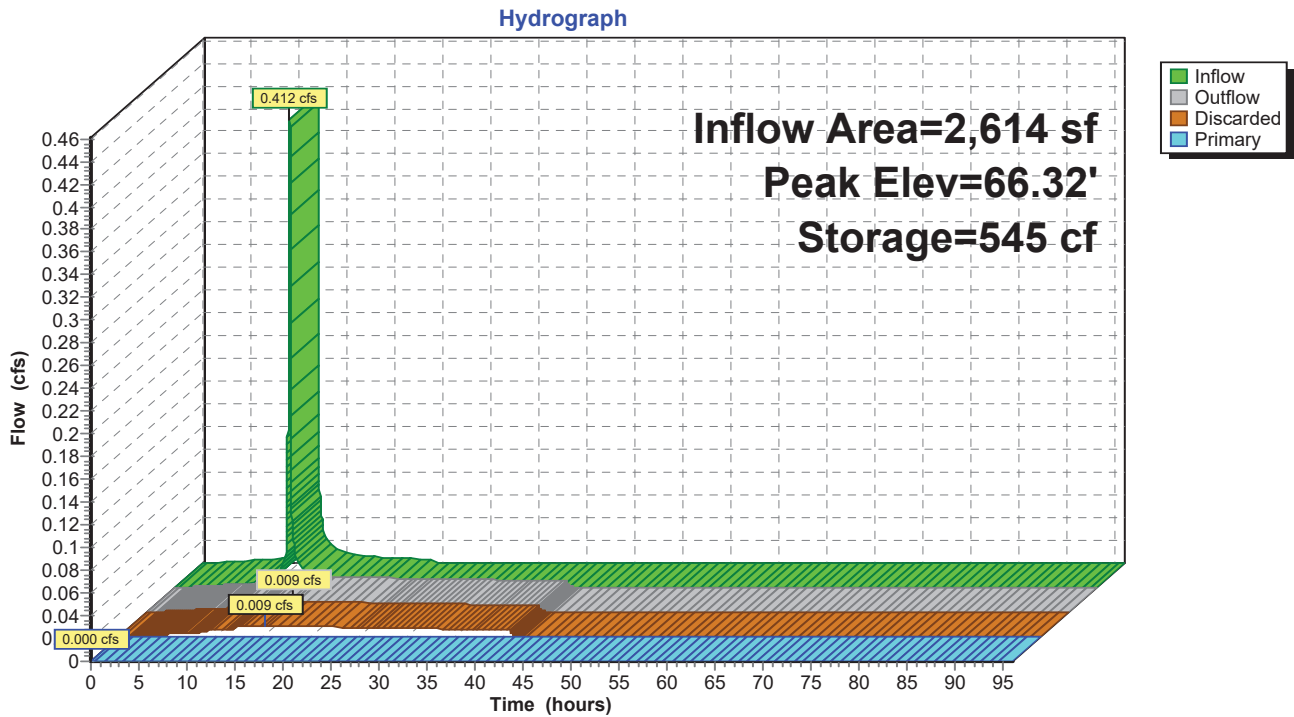


Subcatchment 8S: Infiltration Trench 2

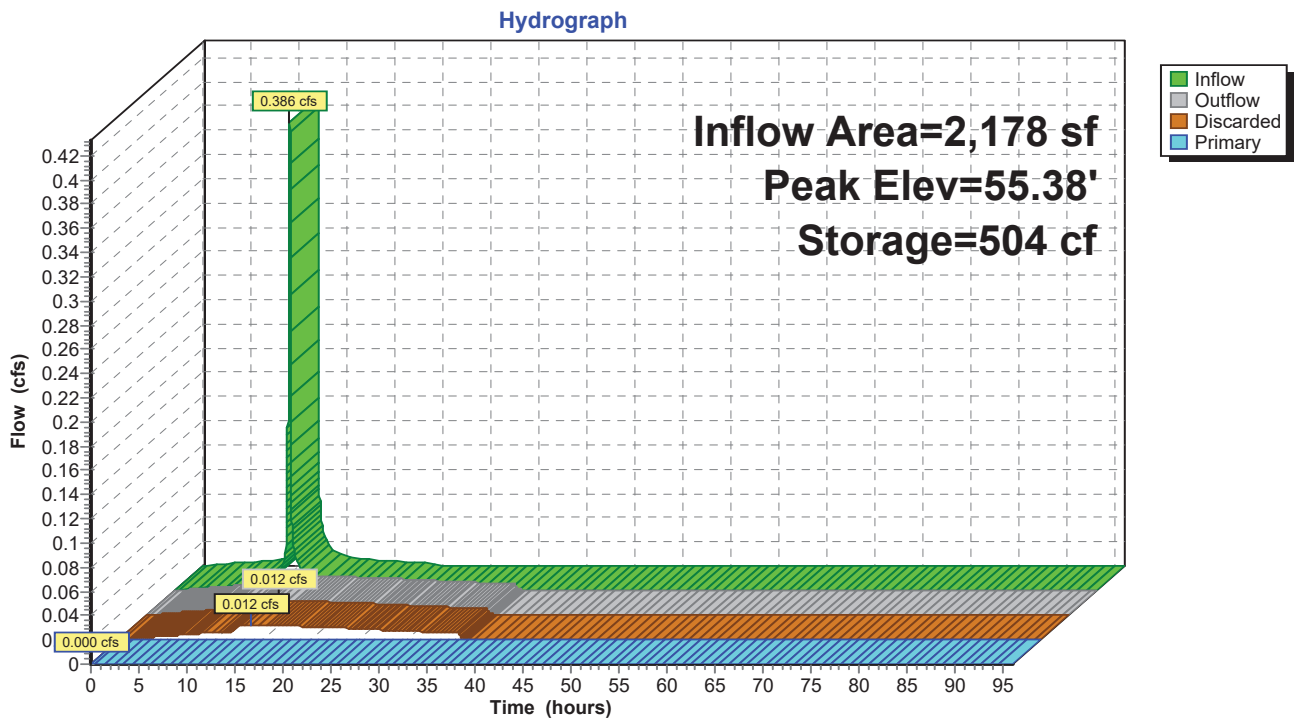
Hydrograph



Pond 3P: Infiltration Trench 1

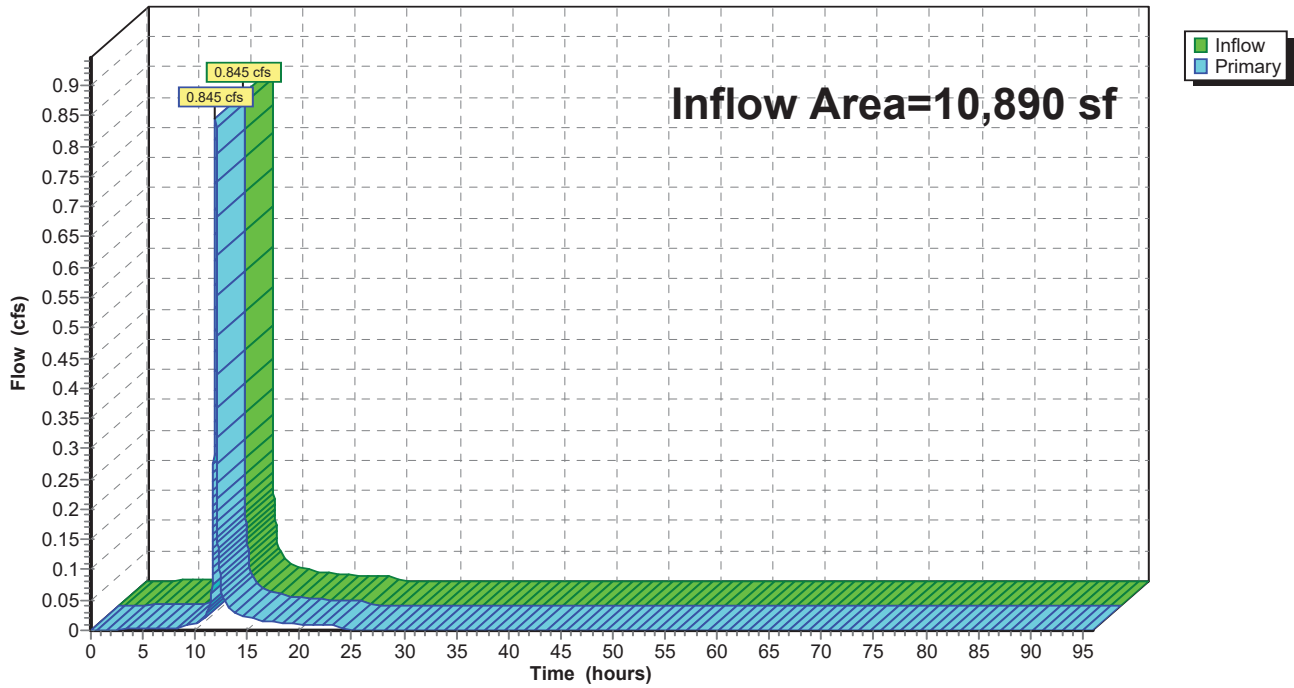


Pond 7P: Infiltration Trench 2



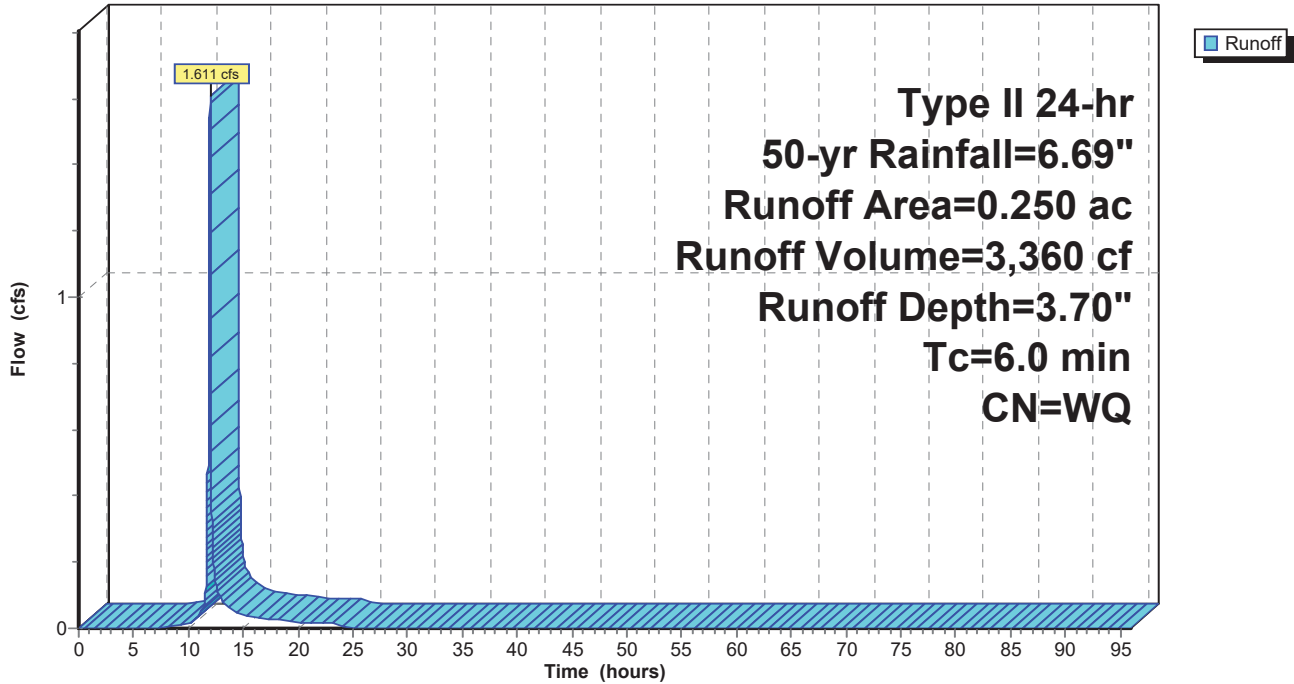
Link 6L: Post POI1

Hydrograph



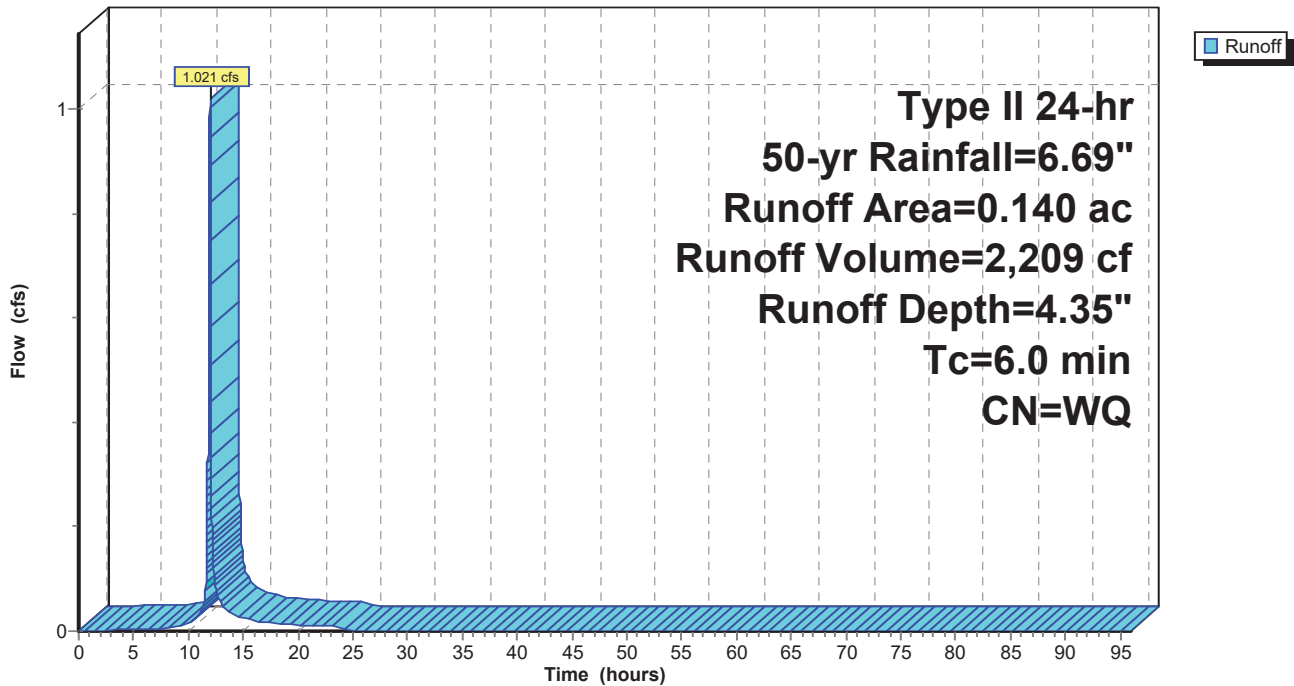
Subcatchment 1S: Pre-PO11

Hydrograph



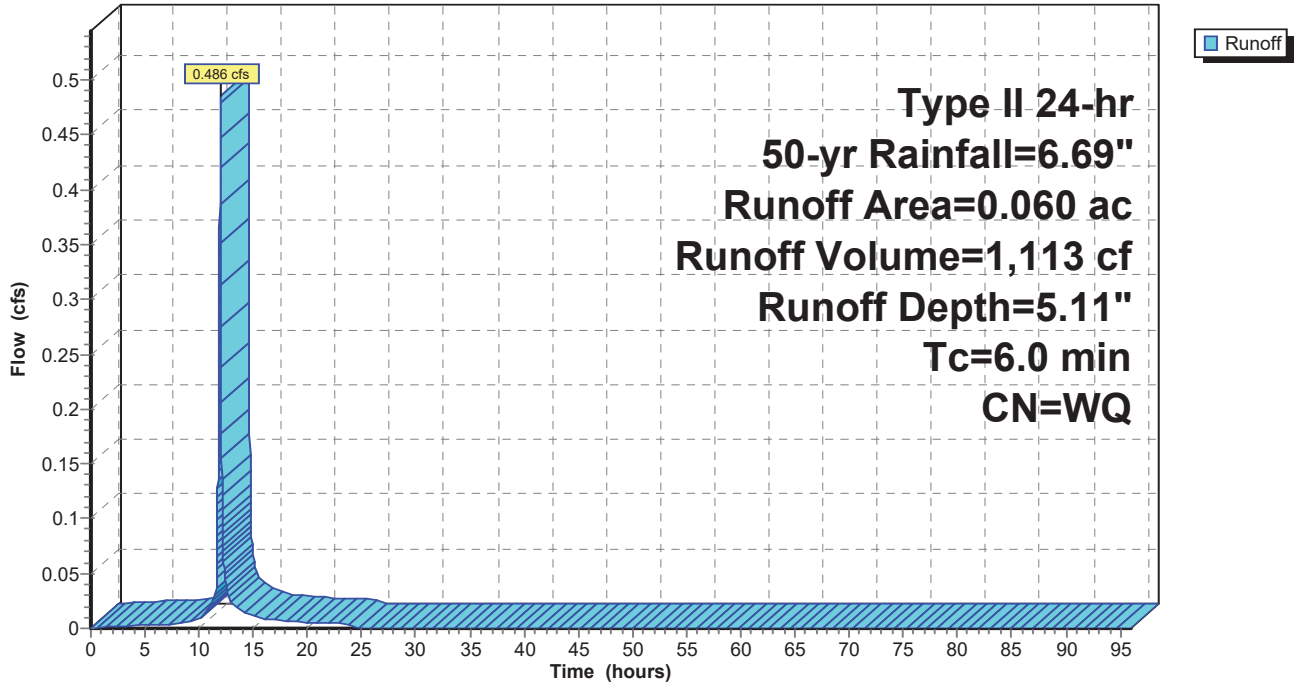
Subcatchment 2S: Bypass

Hydrograph



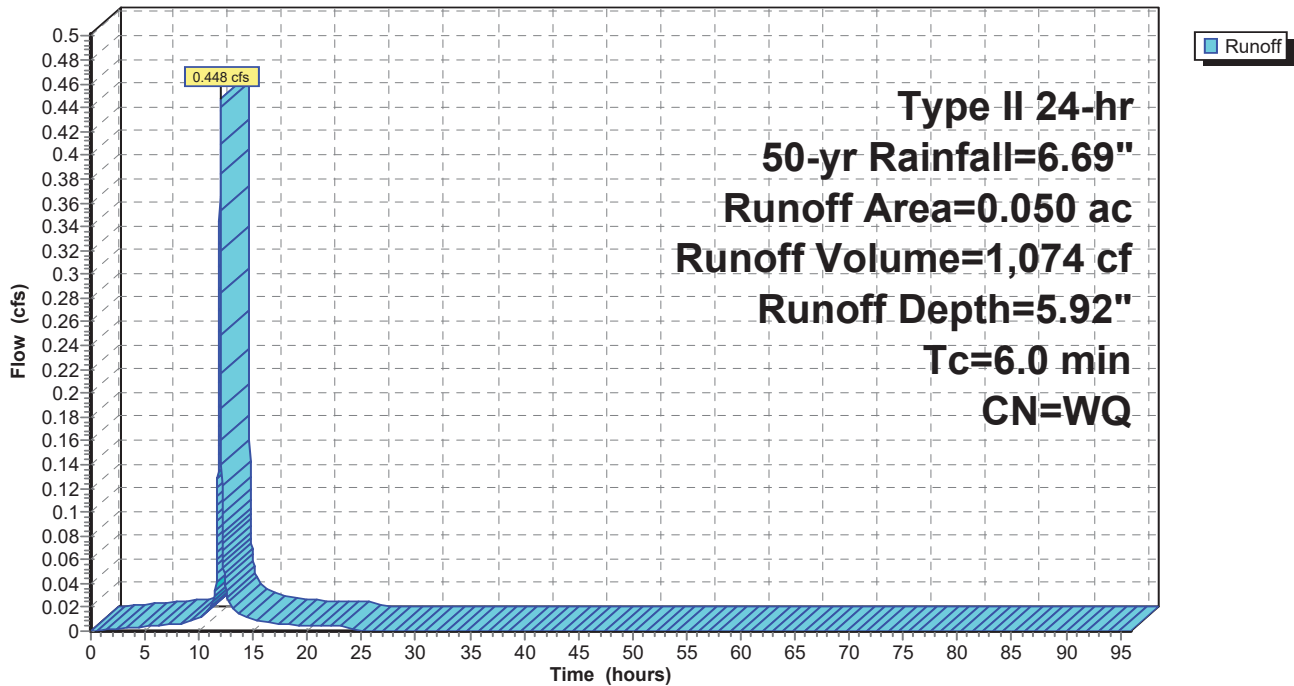
Subcatchment 5S: Infiltration Trench 1

Hydrograph

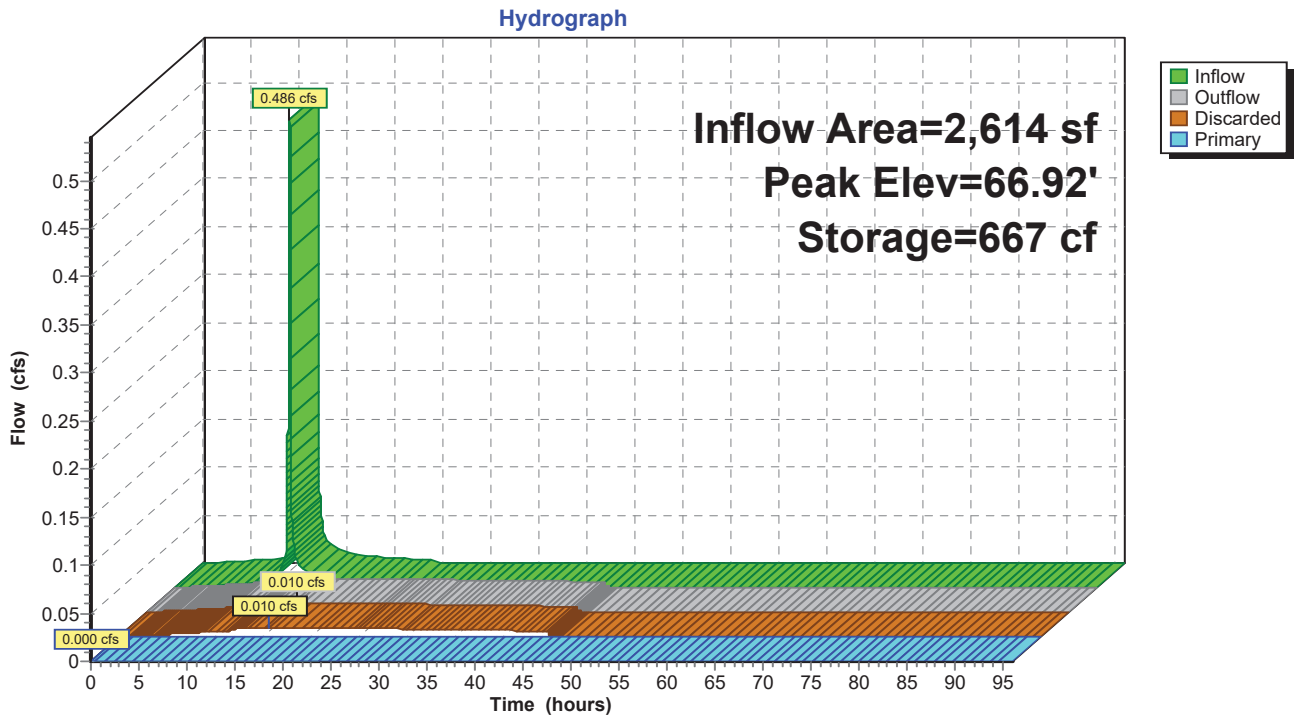


Subcatchment 8S: Infiltration Trench 2

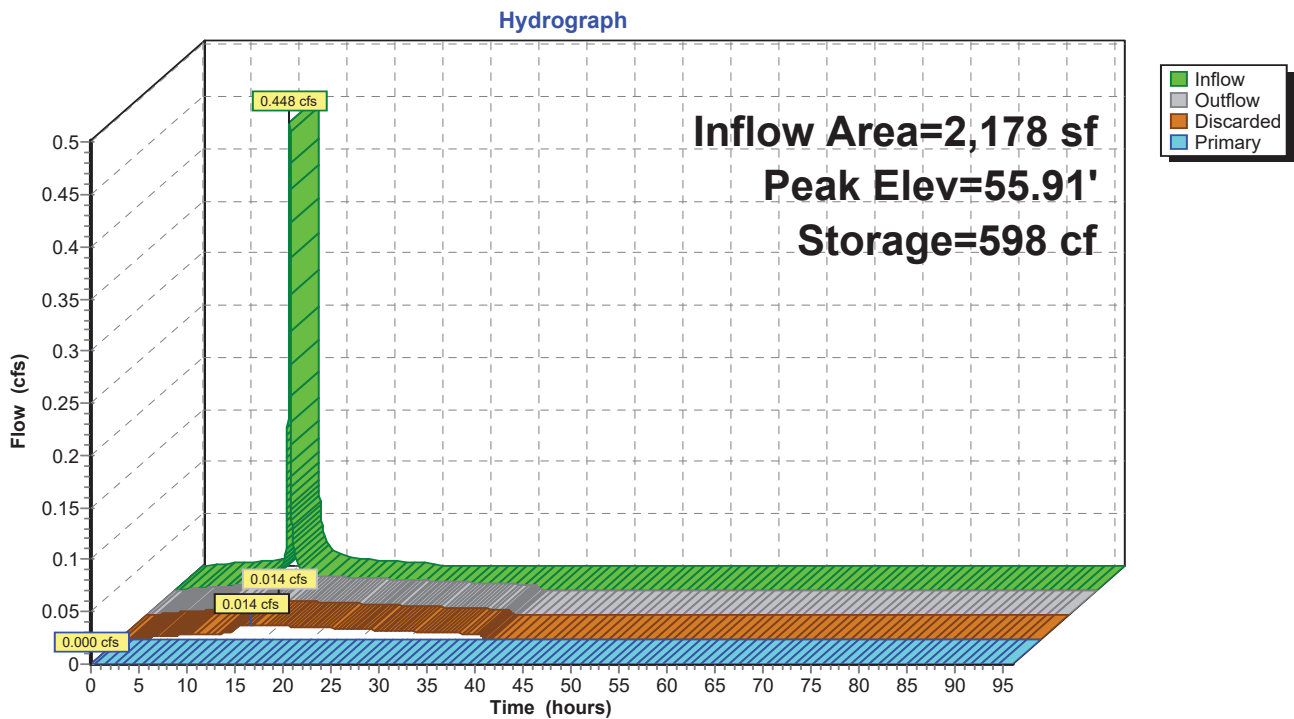
Hydrograph



Pond 3P: Infiltration Trench 1

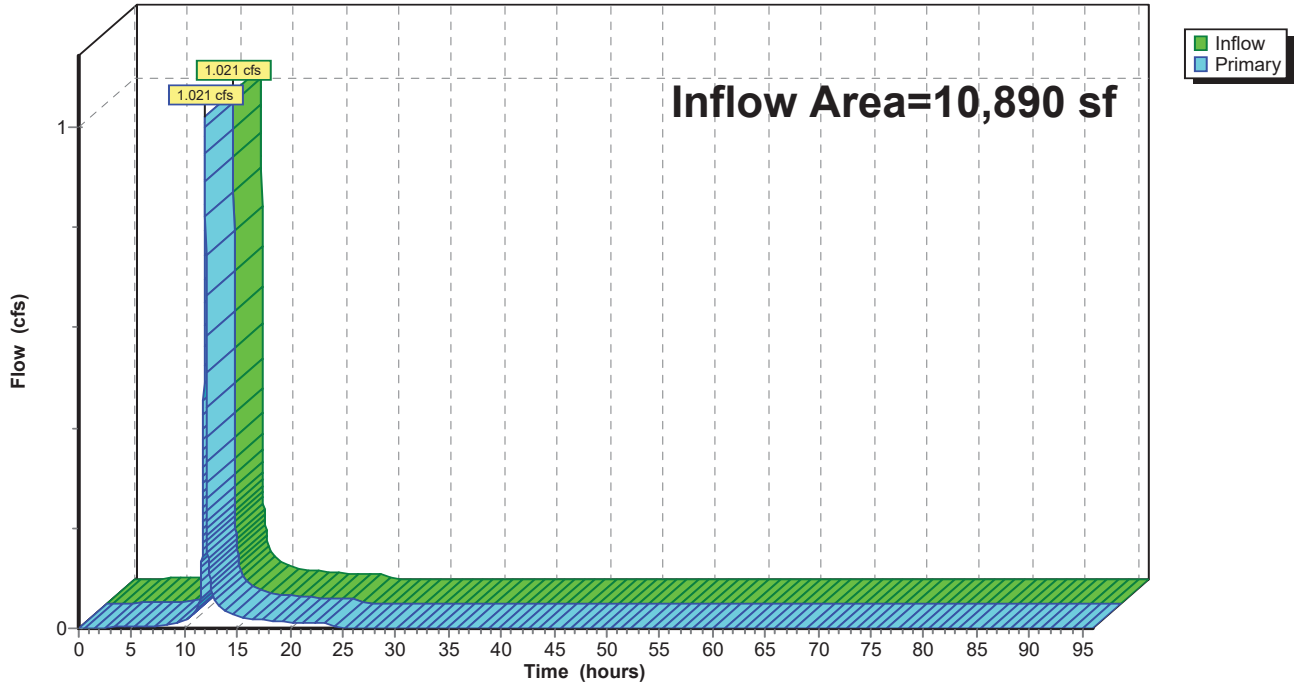


Pond 7P: Infiltration Trench 2



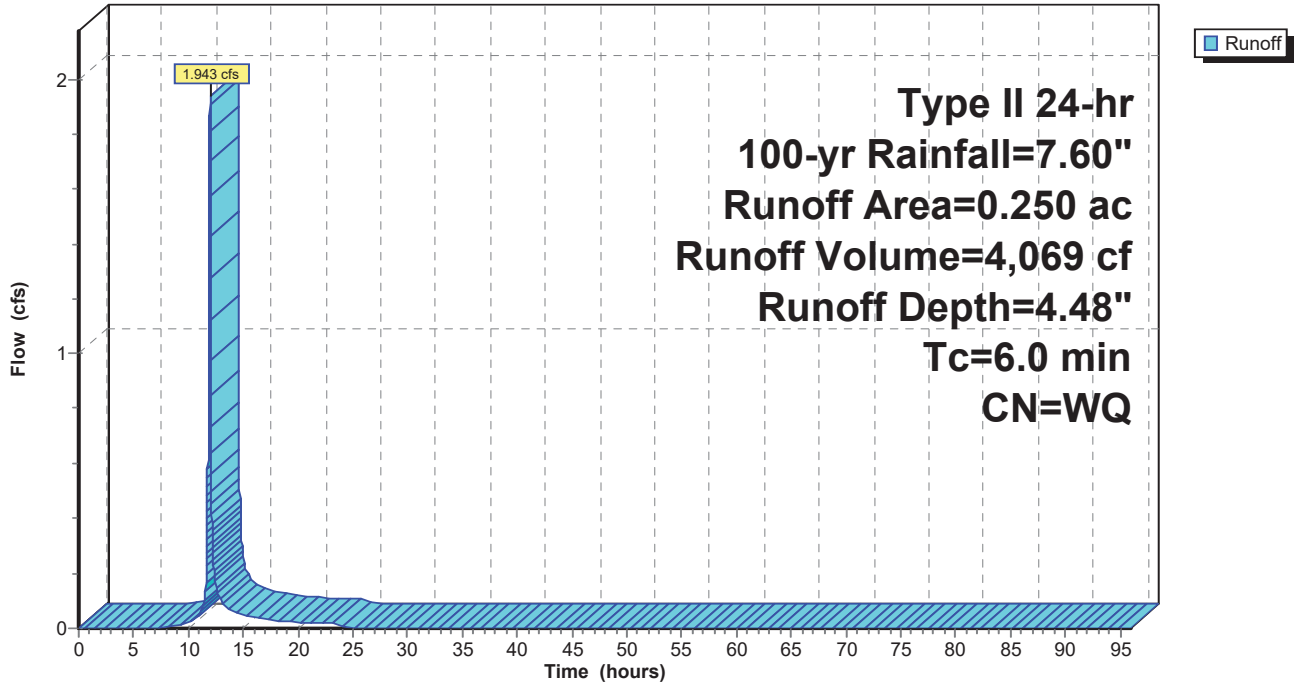
Link 6L: Post POI1

Hydrograph



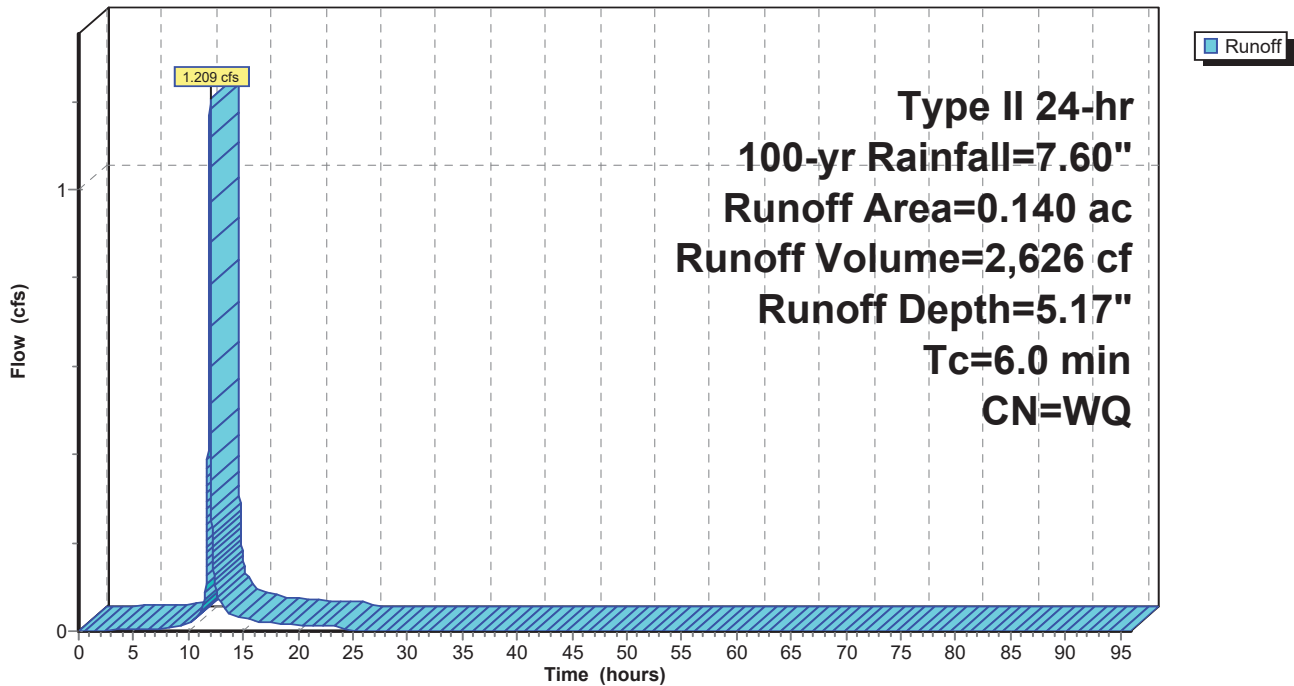
Subcatchment 1S: Pre-POI1

Hydrograph



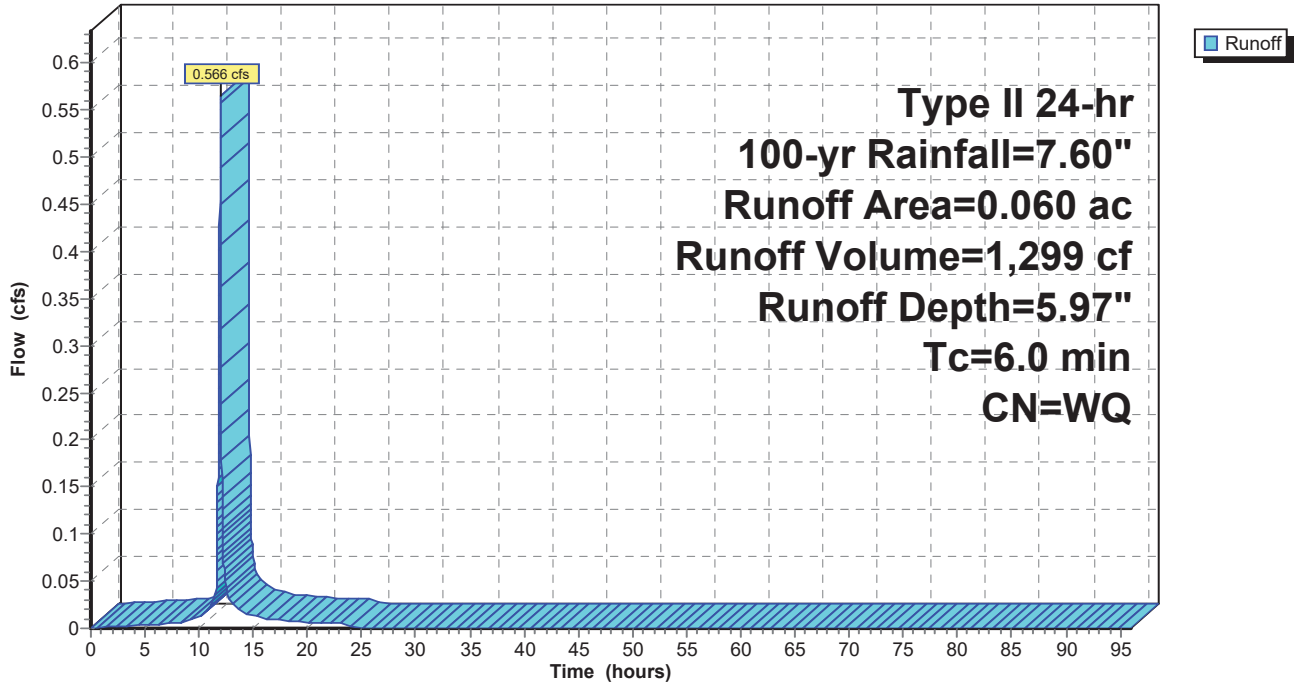
Subcatchment 2S: Bypass

Hydrograph



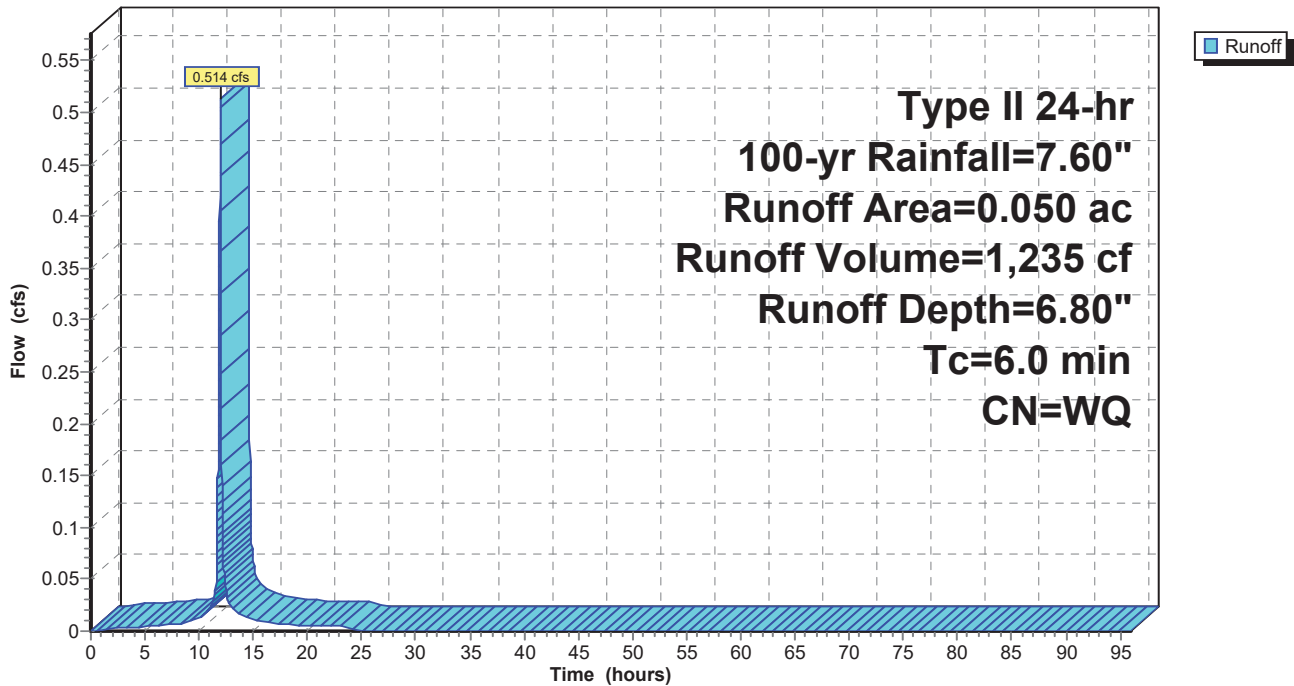
Subcatchment 5S: Infiltration Trench 1

Hydrograph

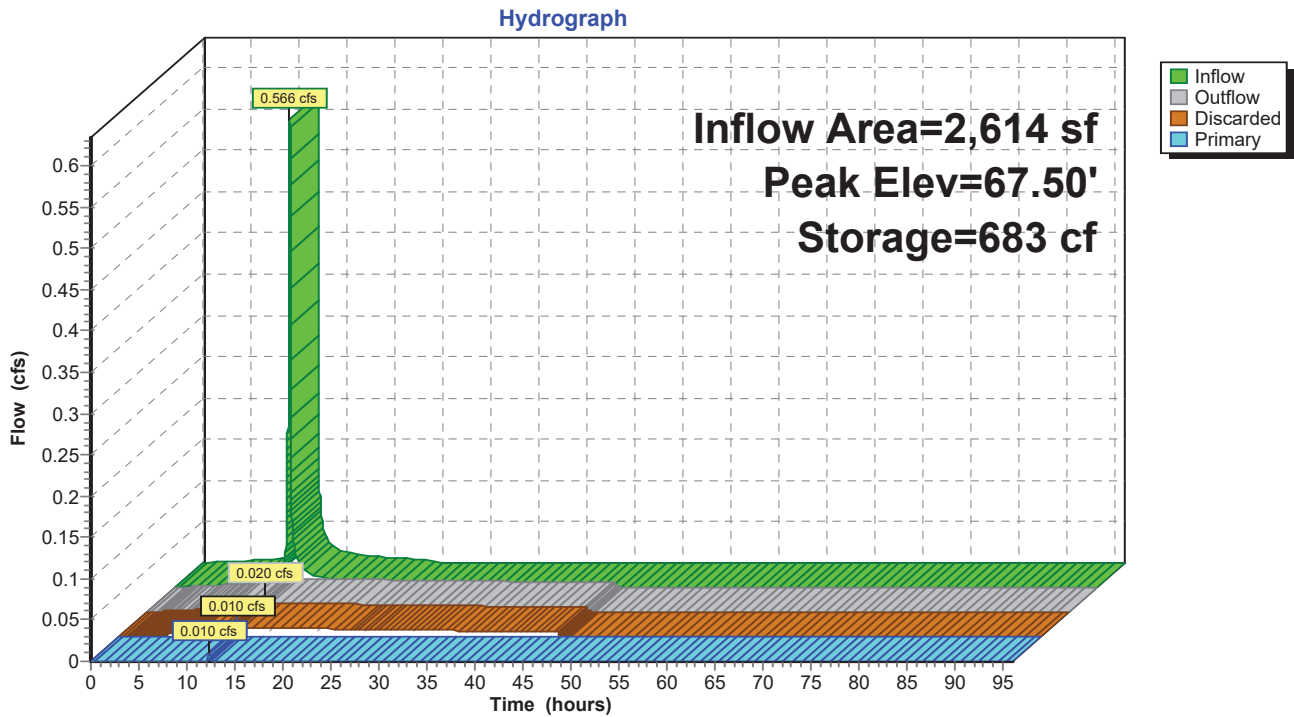


Subcatchment 8S: Infiltration Trench 2

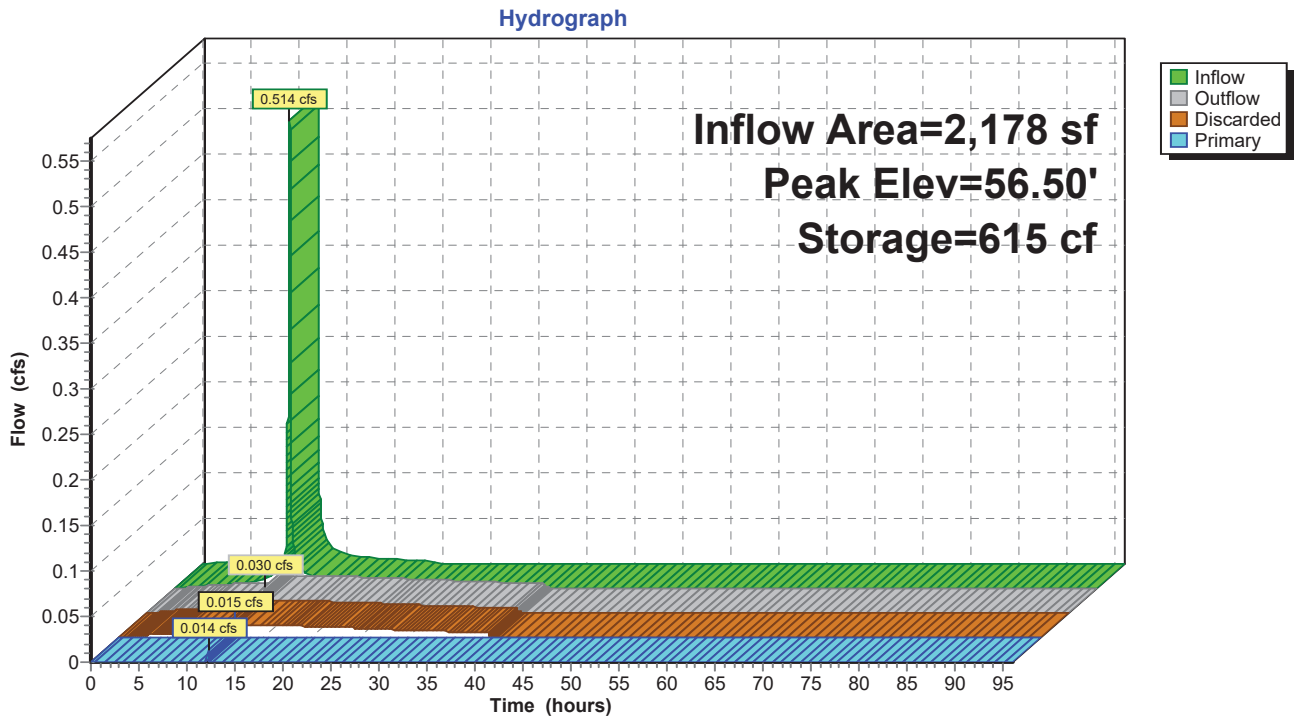
Hydrograph



Pond 3P: Infiltration Trench 1

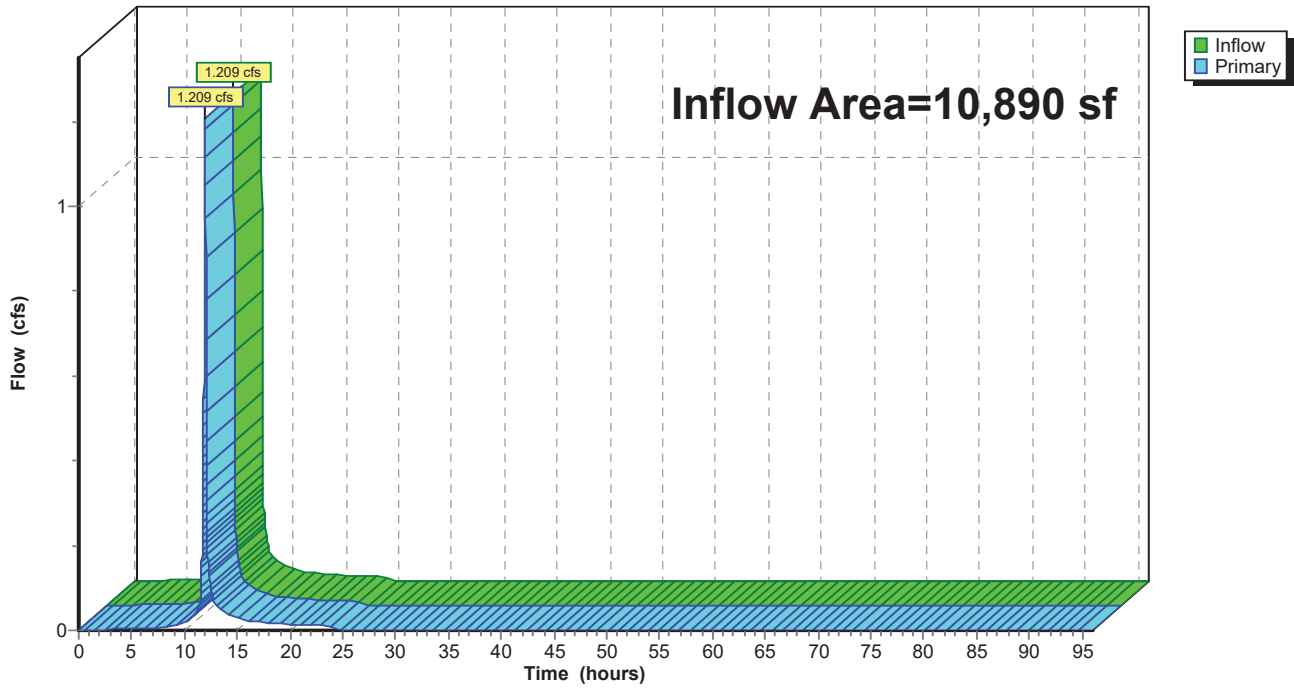


Pond 7P: Infiltration Trench 2



Link 6L: Post POI1

Hydrograph



Hydrograph for Pond 3P: Infiltration Trench 1

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.000	0	64.00	0.000	0.000	0.000
2.00	0.000	0	64.00	0.000	0.000	0.000
4.00	0.001	1	64.00	0.001	0.001	0.000
6.00	0.001	2	64.01	0.001	0.001	0.000
8.00	0.002	2	64.01	0.002	0.002	0.000
10.00	0.004	4	64.02	0.003	0.003	0.000
12.00	0.182	140	64.69	0.007	0.007	0.000
14.00	0.006	218	65.01	0.007	0.007	0.000
16.00	0.004	202	64.95	0.007	0.007	0.000
18.00	0.003	175	64.84	0.007	0.007	0.000
20.00	0.002	144	64.71	0.007	0.007	0.000
22.00	0.002	111	64.56	0.007	0.007	0.000
24.00	0.002	79	64.39	0.006	0.006	0.000
26.00	0.000	35	64.17	0.006	0.006	0.000
28.00	0.000	1	64.00	0.001	0.001	0.000
30.00	0.000	0	64.00	0.000	0.000	0.000
32.00	0.000	0	64.00	0.000	0.000	0.000
34.00	0.000	0	64.00	0.000	0.000	0.000
36.00	0.000	0	64.00	0.000	0.000	0.000
38.00	0.000	0	64.00	0.000	0.000	0.000
40.00	0.000	0	64.00	0.000	0.000	0.000
42.00	0.000	0	64.00	0.000	0.000	0.000
44.00	0.000	0	64.00	0.000	0.000	0.000
46.00	0.000	0	64.00	0.000	0.000	0.000
48.00	0.000	0	64.00	0.000	0.000	0.000
50.00	0.000	0	64.00	0.000	0.000	0.000
52.00	0.000	0	64.00	0.000	0.000	0.000
54.00	0.000	0	64.00	0.000	0.000	0.000
56.00	0.000	0	64.00	0.000	0.000	0.000
58.00	0.000	0	64.00	0.000	0.000	0.000
60.00	0.000	0	64.00	0.000	0.000	0.000
62.00	0.000	0	64.00	0.000	0.000	0.000
64.00	0.000	0	64.00	0.000	0.000	0.000
66.00	0.000	0	64.00	0.000	0.000	0.000
68.00	0.000	0	64.00	0.000	0.000	0.000
70.00	0.000	0	64.00	0.000	0.000	0.000
72.00	0.000	0	64.00	0.000	0.000	0.000
74.00	0.000	0	64.00	0.000	0.000	0.000
76.00	0.000	0	64.00	0.000	0.000	0.000
78.00	0.000	0	64.00	0.000	0.000	0.000
80.00	0.000	0	64.00	0.000	0.000	0.000
82.00	0.000	0	64.00	0.000	0.000	0.000
84.00	0.000	0	64.00	0.000	0.000	0.000
86.00	0.000	0	64.00	0.000	0.000	0.000
88.00	0.000	0	64.00	0.000	0.000	0.000
90.00	0.000	0	64.00	0.000	0.000	0.000
92.00	0.000	0	64.00	0.000	0.000	0.000
94.00	0.000	0	64.00	0.000	0.000	0.000
96.00	0.000	0	64.00	0.000	0.000	0.000

Hydrograph for Pond 3P: Infiltration Trench 1

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.000	0	64.00	0.000	0.000	0.000
2.00	0.002	2	64.01	0.001	0.001	0.000
4.00	0.003	3	64.02	0.003	0.003	0.000
6.00	0.004	4	64.02	0.004	0.004	0.000
8.00	0.005	6	64.03	0.005	0.005	0.000
10.00	0.011	22	64.11	0.006	0.006	0.000
12.00	0.520	500	66.13	0.009	0.009	0.000
14.00	0.016	683	67.00	0.010	0.010	0.000
16.00	0.010	683	67.00	0.010	0.010	0.000
18.00	0.008	675	66.96	0.010	0.010	0.000
20.00	0.006	653	66.85	0.010	0.010	0.000
22.00	0.005	622	66.69	0.010	0.010	0.000
24.00	0.005	590	66.53	0.009	0.009	0.000
26.00	0.000	525	66.23	0.009	0.009	0.000
28.00	0.000	463	65.98	0.009	0.009	0.000
30.00	0.000	402	65.74	0.008	0.008	0.000
32.00	0.000	345	65.51	0.008	0.008	0.000
34.00	0.000	289	65.29	0.008	0.008	0.000
36.00	0.000	236	65.08	0.007	0.007	0.000
38.00	0.000	184	64.88	0.007	0.007	0.000
40.00	0.000	135	64.67	0.007	0.007	0.000
42.00	0.000	88	64.44	0.006	0.006	0.000
44.00	0.000	43	64.22	0.006	0.006	0.000
46.00	0.000	3	64.01	0.002	0.002	0.000
48.00	0.000	0	64.00	0.000	0.000	0.000
50.00	0.000	0	64.00	0.000	0.000	0.000
52.00	0.000	0	64.00	0.000	0.000	0.000
54.00	0.000	0	64.00	0.000	0.000	0.000
56.00	0.000	0	64.00	0.000	0.000	0.000
58.00	0.000	0	64.00	0.000	0.000	0.000
60.00	0.000	0	64.00	0.000	0.000	0.000
62.00	0.000	0	64.00	0.000	0.000	0.000
64.00	0.000	0	64.00	0.000	0.000	0.000
66.00	0.000	0	64.00	0.000	0.000	0.000
68.00	0.000	0	64.00	0.000	0.000	0.000
70.00	0.000	0	64.00	0.000	0.000	0.000
72.00	0.000	0	64.00	0.000	0.000	0.000
74.00	0.000	0	64.00	0.000	0.000	0.000
76.00	0.000	0	64.00	0.000	0.000	0.000
78.00	0.000	0	64.00	0.000	0.000	0.000
80.00	0.000	0	64.00	0.000	0.000	0.000
82.00	0.000	0	64.00	0.000	0.000	0.000
84.00	0.000	0	64.00	0.000	0.000	0.000
86.00	0.000	0	64.00	0.000	0.000	0.000
88.00	0.000	0	64.00	0.000	0.000	0.000
90.00	0.000	0	64.00	0.000	0.000	0.000
92.00	0.000	0	64.00	0.000	0.000	0.000
94.00	0.000	0	64.00	0.000	0.000	0.000
96.00	0.000	0	64.00	0.000	0.000	0.000

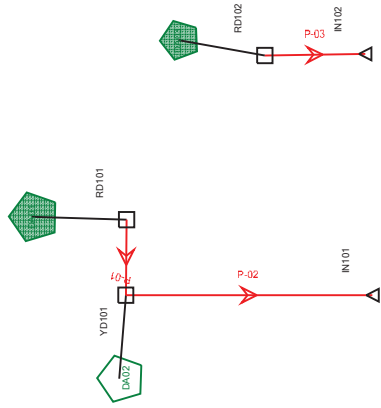
Hydrograph for Pond 7P: Infiltration Trench 2

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.000	0	53.00	0.000	0.000	0.000
2.00	0.000	0	53.00	0.000	0.000	0.000
4.00	0.001	1	53.01	0.001	0.001	0.000
6.00	0.002	2	53.01	0.002	0.002	0.000
8.00	0.002	3	53.02	0.002	0.002	0.000
10.00	0.005	5	53.03	0.004	0.004	0.000
12.00	0.188	162	53.86	0.008	0.008	0.000
14.00	0.006	230	54.16	0.008	0.008	0.000
16.00	0.004	204	54.05	0.008	0.008	0.000
18.00	0.003	170	53.90	0.008	0.008	0.000
20.00	0.002	134	53.73	0.007	0.007	0.000
22.00	0.002	98	53.55	0.007	0.007	0.000
24.00	0.002	65	53.36	0.006	0.006	0.000
26.00	0.000	23	53.13	0.006	0.006	0.000
28.00	0.000	0	53.00	0.000	0.000	0.000
30.00	0.000	0	53.00	0.000	0.000	0.000
32.00	0.000	0	53.00	0.000	0.000	0.000
34.00	0.000	0	53.00	0.000	0.000	0.000
36.00	0.000	0	53.00	0.000	0.000	0.000
38.00	0.000	0	53.00	0.000	0.000	0.000
40.00	0.000	0	53.00	0.000	0.000	0.000
42.00	0.000	0	53.00	0.000	0.000	0.000
44.00	0.000	0	53.00	0.000	0.000	0.000
46.00	0.000	0	53.00	0.000	0.000	0.000
48.00	0.000	0	53.00	0.000	0.000	0.000
50.00	0.000	0	53.00	0.000	0.000	0.000
52.00	0.000	0	53.00	0.000	0.000	0.000
54.00	0.000	0	53.00	0.000	0.000	0.000
56.00	0.000	0	53.00	0.000	0.000	0.000
58.00	0.000	0	53.00	0.000	0.000	0.000
60.00	0.000	0	53.00	0.000	0.000	0.000
62.00	0.000	0	53.00	0.000	0.000	0.000
64.00	0.000	0	53.00	0.000	0.000	0.000
66.00	0.000	0	53.00	0.000	0.000	0.000
68.00	0.000	0	53.00	0.000	0.000	0.000
70.00	0.000	0	53.00	0.000	0.000	0.000
72.00	0.000	0	53.00	0.000	0.000	0.000
74.00	0.000	0	53.00	0.000	0.000	0.000
76.00	0.000	0	53.00	0.000	0.000	0.000
78.00	0.000	0	53.00	0.000	0.000	0.000
80.00	0.000	0	53.00	0.000	0.000	0.000
82.00	0.000	0	53.00	0.000	0.000	0.000
84.00	0.000	0	53.00	0.000	0.000	0.000
86.00	0.000	0	53.00	0.000	0.000	0.000
88.00	0.000	0	53.00	0.000	0.000	0.000
90.00	0.000	0	53.00	0.000	0.000	0.000
92.00	0.000	0	53.00	0.000	0.000	0.000
94.00	0.000	0	53.00	0.000	0.000	0.000
96.00	0.000	0	53.00	0.000	0.000	0.000

Hydrograph for Pond 7P: Infiltration Trench 2

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.000	0	53.00	0.000	0.000	0.000
2.00	0.002	2	53.01	0.002	0.002	0.000
4.00	0.004	4	53.02	0.003	0.003	0.000
6.00	0.005	6	53.03	0.005	0.005	0.000
8.00	0.007	10	53.05	0.005	0.005	0.000
10.00	0.012	37	53.21	0.006	0.006	0.000
12.00	0.470	492	55.32	0.012	0.012	0.000
14.00	0.014	615	56.00	0.014	0.014	0.000
16.00	0.009	597	55.90	0.014	0.014	0.000
18.00	0.007	556	55.67	0.013	0.013	0.000
20.00	0.005	508	55.41	0.012	0.012	0.000
22.00	0.005	457	55.16	0.011	0.011	0.000
24.00	0.004	409	54.94	0.011	0.011	0.000
26.00	0.000	336	54.63	0.010	0.010	0.000
28.00	0.000	269	54.33	0.009	0.009	0.000
30.00	0.000	208	54.07	0.008	0.008	0.000
32.00	0.000	152	53.81	0.007	0.007	0.000
34.00	0.000	101	53.57	0.007	0.007	0.000
36.00	0.000	55	53.31	0.006	0.006	0.000
38.00	0.000	14	53.08	0.005	0.005	0.000
40.00	0.000	0	53.00	0.000	0.000	0.000
42.00	0.000	0	53.00	0.000	0.000	0.000
44.00	0.000	0	53.00	0.000	0.000	0.000
46.00	0.000	0	53.00	0.000	0.000	0.000
48.00	0.000	0	53.00	0.000	0.000	0.000
50.00	0.000	0	53.00	0.000	0.000	0.000
52.00	0.000	0	53.00	0.000	0.000	0.000
54.00	0.000	0	53.00	0.000	0.000	0.000
56.00	0.000	0	53.00	0.000	0.000	0.000
58.00	0.000	0	53.00	0.000	0.000	0.000
60.00	0.000	0	53.00	0.000	0.000	0.000
62.00	0.000	0	53.00	0.000	0.000	0.000
64.00	0.000	0	53.00	0.000	0.000	0.000
66.00	0.000	0	53.00	0.000	0.000	0.000
68.00	0.000	0	53.00	0.000	0.000	0.000
70.00	0.000	0	53.00	0.000	0.000	0.000
72.00	0.000	0	53.00	0.000	0.000	0.000
74.00	0.000	0	53.00	0.000	0.000	0.000
76.00	0.000	0	53.00	0.000	0.000	0.000
78.00	0.000	0	53.00	0.000	0.000	0.000
80.00	0.000	0	53.00	0.000	0.000	0.000
82.00	0.000	0	53.00	0.000	0.000	0.000
84.00	0.000	0	53.00	0.000	0.000	0.000
86.00	0.000	0	53.00	0.000	0.000	0.000
88.00	0.000	0	53.00	0.000	0.000	0.000
90.00	0.000	0	53.00	0.000	0.000	0.000
92.00	0.000	0	53.00	0.000	0.000	0.000
94.00	0.000	0	53.00	0.000	0.000	0.000
96.00	0.000	0	53.00	0.000	0.000	0.000

Scenario: 100-Year



**Scenario: 100-Year
Current Time Step: 0.000Hr
Catch Basin FlexTable: Inlet Report**

Label	Inlet	Inlet Location	Ground Elevation (ft)	Rim Elevation (ft)	Invert Out (ft)	Sump Depth (ft)	Inlet DA (acres)	Inlet C	Inlet Intensity (in/h)	Inlet Tc (min)	Inlet Bottom El. (ft)	Flow (Known) (ft ³ /s)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Carryover Rational Flow (ft ³ /s)	Total surface Flow to Inlet (ft ³ /s)	Flow (Total Surface) (ft ³ /s)
RD101	PADOT Type 'C'	In Sag	68.55	68.55	66.50	0.0	0.010	0.950	8.140	5.000	66.50	0.00	67.65	67.65	0.00	0.08	0.08
RD102	PADOT Type 'C'	In Sag	68.55	68.55	55.50	0.0	0.020	0.950	8.140	5.000	55.50	0.00	56.58	56.58	0.00	0.16	0.16
YD101	PADOT Type 'C'	In Sag	67.90	67.90	65.83	0.0	0.010	0.350	8.140	5.000	65.83	0.00	67.64	67.59	0.00	0.03	0.03

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**Scenario: 100-Year
Current Time Step: 0.000Hr
Conduit FlexTable: Pipe Report**

Upstream Struct.	Downstream Struct.	Size	Material	L (ft)	S (ft/ft)	Flow (Link) (ft ³ /s)	Q Full (ft ³ /s)	Avg V (ft/s)	Up. Invert (ft)	Up. Cover (ft)	Up. Gr. Elev. (ft)	HGL In (ft)	EGL In (ft)	Down. Invert (ft)	Down. Cover (ft)	Down. Gr. Elev. (ft)	HGL Out (ft)	EGL Out (ft)	Flow / Capacity (Full) (%)
RD102	IN102	4 inch	PVC	21.0	0.0476	0.16	0.54	1.79	55.50	12.72	68.55	56.58	56.63	54.50	1.67	56.50	56.50	56.55	28.88
YD101	IN101	4 inch	PVC	51.0	0.0163	0.11	0.32	1.21	65.83	1.74	67.90	67.59	67.62	65.00	2.17	67.50	67.50	67.52	33.54
RD101	YD101	4 inch	PVC	10.0	0.0500	0.08	0.55	0.89	66.50	1.72	68.55	67.65	67.66	66.00	1.57	67.90	67.64	67.65	14.09

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**Scenario: 100-Year
Current Time Step: 0.000Hr
FlexTable: Outfall Table**

Label	Station (ft)	Elevation (Ground) (ft)	Set Rim to Ground Elevation	Elevation (Invert) (ft)	Boundary Condition Type	Elevation (Tailwater) (ft)
IN101	0+00	67.50	True	65.00	User Defined Tailwater	67.50
IN102	0+00	56.50	True	54.50	User Defined Tailwater	56.50

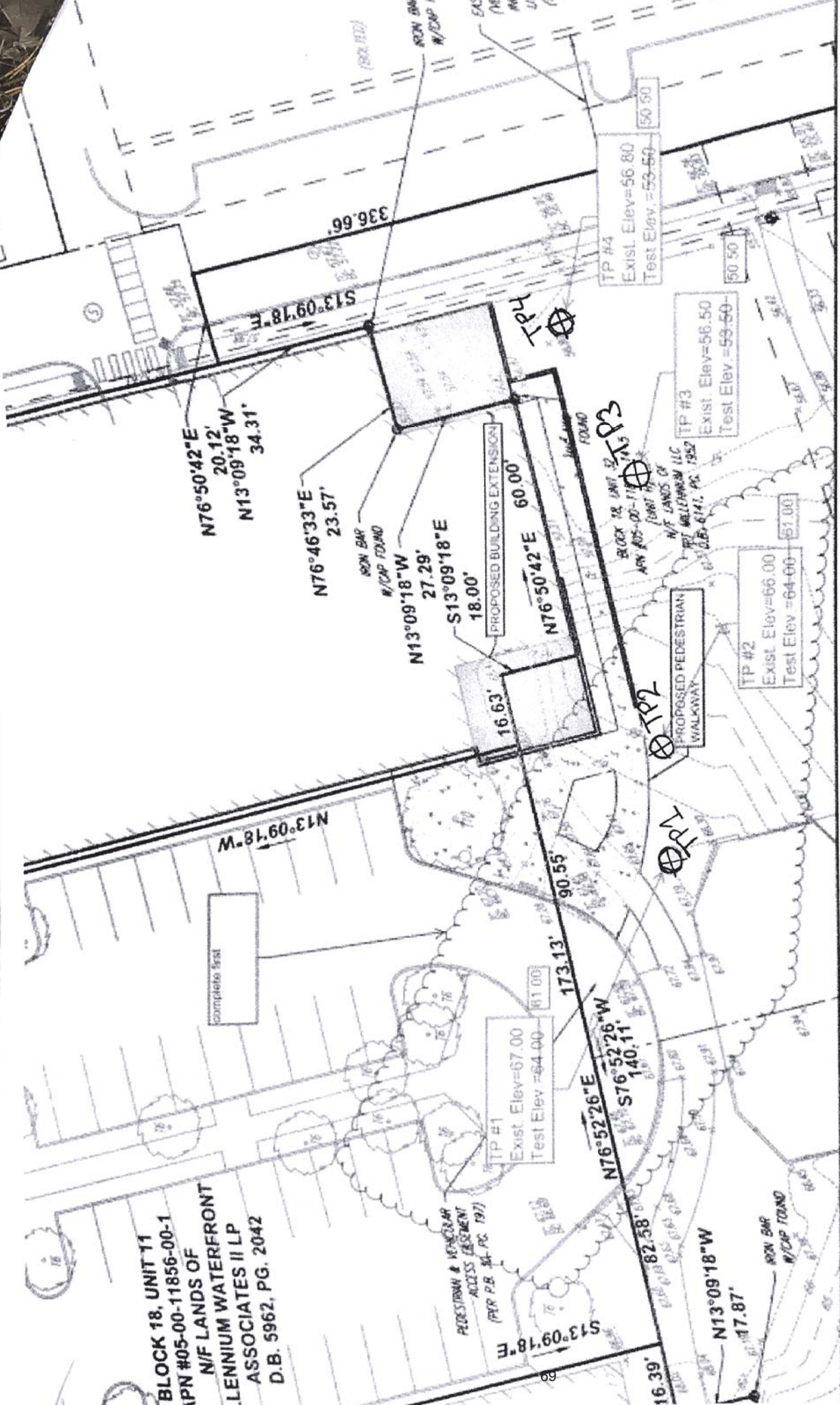
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Appendix A

BLOCK 18, UNIT 11
APN #05-00-11856-00-1
N/F LANDS OF
LENNIUM WATERFRONT
ASSOCIATES II LP
D.B. 5962, PG. 2042

PEDESTRIAN & VEHICULAR
 ACCESS (PER
 P.B. 54 PG. 197)

Complete first



REVISIONS

REV#	DATE	COMMENT



811
 CALL BEFORE YOU DIG
 1-800-485-4789
 www.811.com

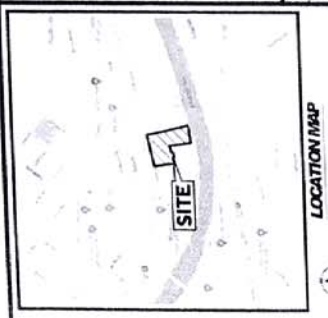
SKETCH PLAN
 FOR
 MORGAN PROPERTIES ACQUISITION COMPANY, LLC
 PROPOSED DEVELOPMENT
 WASHINGTON STREET
 CITY OF CHANDLER, ARIZONA
 COUNTY OF MARICOPA, ARIZONA

BOHLER
 1100 MARICOPA AVENUE, SUITE 200
 CHANDLER, AZ 85224
 PHONE: (480) 948-8330
 FAX: (480) 948-8331
 www.BohlerEngineering.com

J.P. ALEKNIKOV
 PROFESSIONAL ENGINEER
 LICENSE NO. 12000

SKETCH PLAN
 SHEET NUMBER
 1

DATE: 11/27/2013



LOCATION MAP
 SOURCE: GOOGLE MAPS

ZONING TABLE

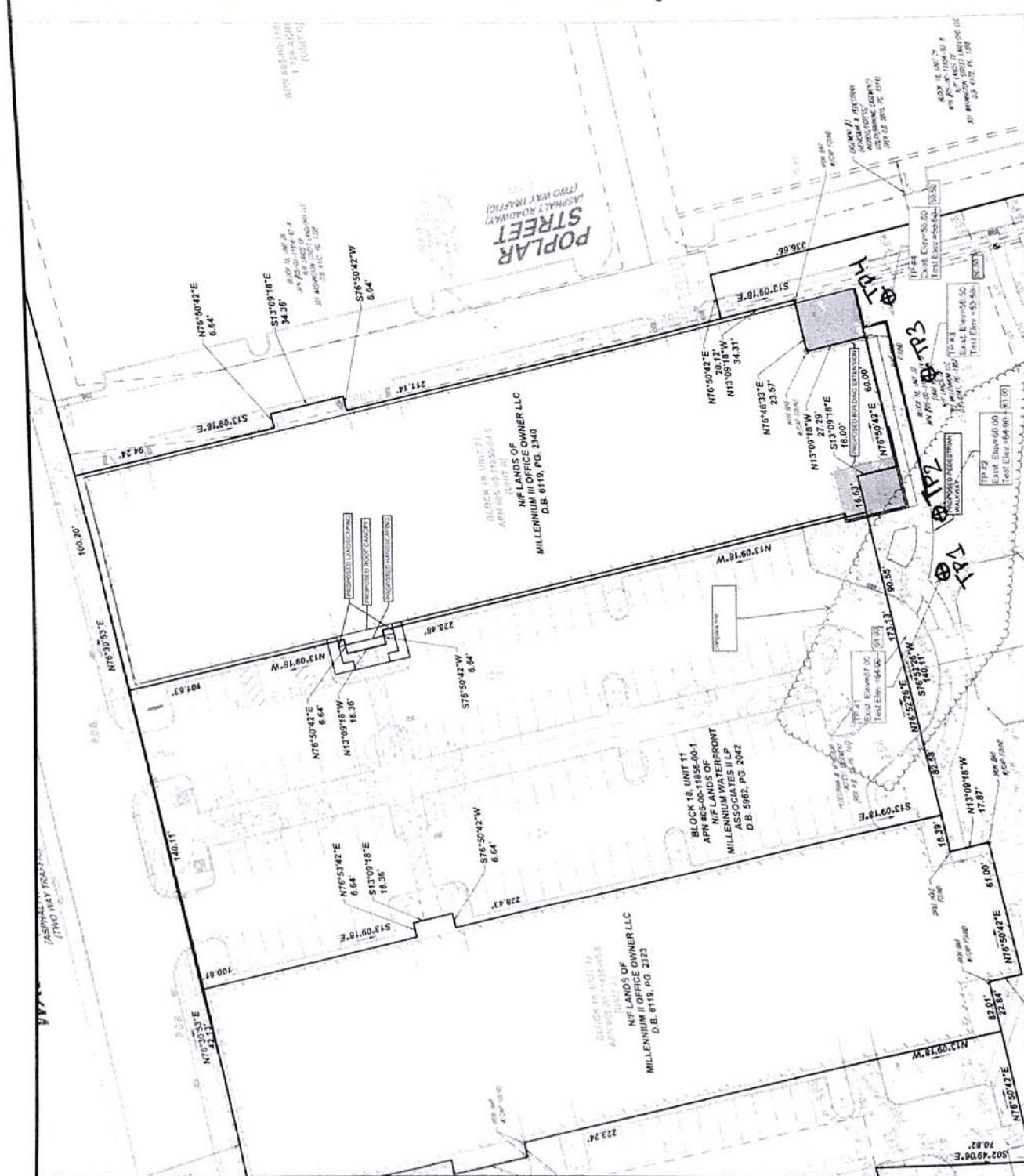
APPLICANT	PROPOSED	EXISTING	REQUIREMENTS
MORGAN PROPERTIES ACQUISITION COMPANY, LLC	INDUSTRIAL OFFICE	INDUSTRIAL OFFICE	
MORGAN PROPERTIES ACQUISITION COMPANY, LLC	INDUSTRIAL OFFICE	INDUSTRIAL OFFICE	

APPLICANT OWNER INFORMATION

ITEM	REQUIRED	EXISTING (LOT / LOT 1)	PROPOSED
MAX. LOT AREA	45,000 SF ±	14,880 SF	14,880 SF
MIN. LOT AREA	10,000 SF ±	14,880 SF	14,880 SF
MIN. LOT WIDTH	30 FT	40 FT	40 FT
MIN. LOT DEPTH	30 FT	40 FT	40 FT
MIN. FRONT YARD SETBACK	10 FT	10 FT	10 FT
MIN. SIDE YARD SETBACK	5 FT	5 FT	5 FT
MIN. REAR YARD SETBACK	5 FT	5 FT	5 FT
MIN. FRONT SETBACK	10 FT	10 FT	10 FT
MIN. SIDE SETBACK	5 FT	5 FT	5 FT
MIN. REAR SETBACK	5 FT	5 FT	5 FT
MIN. FRONT SETBACK	10 FT	10 FT	10 FT
MIN. SIDE SETBACK	5 FT	5 FT	5 FT
MIN. REAR SETBACK	5 FT	5 FT	5 FT

BULK REQUIREMENTS

LIST OF VARIANCES REQUESTED:
 A VARIANCE FROM SECTION 27-1714 I.A. B. K. TO
 A VARIANCE FROM SECTION 27-1508 B.(1) TO EXCLUDE
 FOUNDATION PILES FROM BEHIND THE BUILDING TO
 MATCH EXISTING CONDITIONS.



RECORD OF SUBSURFACE EXPLORATION

TP1

Test Pit No.:
Page 1 of 1

Project: Proposed Site Improvements WAI Project No.: GP2320272

Location: 227 Washington St., Conshohocken, Montgomery County, PA Client: Bohler PA

Surface Elevation: ± <u>67.0'</u> feet	Date Started: <u>4-14-23</u>	Water Depth Elevation (feet bgs) (feet)	Cave-In Depth Elevation (feet bgs) (feet)
Termination Depth: <u>6.5</u> feet bgs	Date Completed: <u>4-14-23</u>	During: <u>NE</u> <u> </u> ▼	At Completion: <u>NE</u> <u> </u> ▼
Proposed Location: <u>SWM</u>	Logged By: <u>AK</u>	At Completion: <u>NE</u> <u> </u> ▼	At Completion: <u>NE</u> <u> </u> ▼
Excavating Method: <u>Test Pit Excavation</u>	Contractor: <u>RUCW</u>	24 Hours: <u> </u> <u> </u> ▼	
Test Method: <u>Visual Observation</u>	Rig Type: <u>Zaxis 350</u>		

SAMPLE INFORMATION			DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (ft.)	Number	Type				
			0.0	TS	3" topsoil	
				fill	3" - 5" strong brown, sandy loam with gravel (fill), (7.5YR 5/6), ~15-20% gravel, ~5% cobbles, moist, crumbly/granular texture, no roots, loose, contains asphalt, brick, & wood	
			5.0	WR	5-6.5' strong brown (7.5 YR 5/6) micaceous schist, friable to sandy gravel, weathered rock, moist	
			10.0			
			15.0			
<div style="border: 1px solid black; border-radius: 50%; width: 80%; margin: 0 auto; padding: 10px;"> <p style="font-size: 1.2em; margin: 0;">TP1 terminated @ 6.5' due to refusal</p> </div>						

Test Pit Log TP1 Terminated at a Depth of 6.5 Feet Below Ground Surface.



RECORD OF SUBSURFACE EXPLORATION

TP2

Test Pit No.: ~~104~~

Page 1 of 1

Project: Proposed Site Improvements		WAI Project No.: GP2320272	
Location: 227 Washington St., Conshohocken, Montgomery County, PA		Client: Bohler PA	
Surface Elevation: ± <u>66.0'</u> feet	Date Started: <u>4-14-23</u>	Water Depth Elevation (feet bgs) (feet)	Cave-In Depth Elevation (feet bgs) (feet)
Termination Depth: <u>8.0'</u> feet bgs	Date Completed: <u>4-14-23</u>	During: <u>NE</u> <u>—</u> <u>▽</u>	At Completion: <u>NE</u> <u>—</u> <u>▽</u>
Proposed Location: <u>SWM</u>	Logged By: <u>AK</u>	At Completion: <u>NE</u> <u>—</u> <u>▽</u>	At Completion: <u>NE</u> <u>—</u> <u>▽</u>
Excavating Method: <u>Test Pit Excavation</u>	Contractor: <u>Ruck</u>	24 Hours: <u>—</u> <u>—</u> <u>▽</u>	
Test Method: <u>Visual Observation</u>	Rig Type: <u>Zaxis 350</u>		

SAMPLE INFORMATION			DEPTH	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (ft.)	Number	Type	(feet)			
			0.0	TS	3" topsoil	
			5.0		3"-8' strong brown (7.5YR 5/6) sandy loam, moist, with gravel and cobbles (fill), ~15-20% gravel, ~10% cobbles, contains brick/asphalt, no roots, also contains wood, loose, crumbly/granular texture	
			10.0			
			15.0			
					<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> TP2 terminated @ 8.0' </div>	

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

RECORD OF SUBSURFACE EXPLORATION

Project: Proposed Site Improvements		WAI Project No.: GP2320272	
Location: 227 Washington St., Conshohocken, Montgomery County, PA		Client: Bohler PA	
Surface Elevation: ± <u>56.5'</u> feet	Date Started: <u>4-14-23</u>	Water Depth Elevation (feet bgs) (feet)	Cave-In Depth Elevation (feet bgs) (feet)
Termination Depth: <u>7.0'</u> feet bgs	Date Completed: <u>4-14-23</u>	During: <u>NE</u> <u>—</u> ▽	At Completion: <u>7.0</u> <u>49.5</u> ▽
Proposed Location: <u>SWM</u>	Logged By: <u>AK</u>	At Completion: <u>NE</u> <u>—</u> ▽	24 Hours: <u>—</u> <u>—</u> ▽
Excavating Method: <u>Test Pit Excavation</u>	Contractor: <u>Ruch</u>	Rig Type: <u>Zaxis 350</u>	
Test Method: <u>Visual Observation</u>			

SAMPLE INFORMATION			DEPTH	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (ft.)	Number	Type	(feet)			
			0.0	TS	2" topsoil	
2"-1'				<u>fill</u>	2"-1' Strong brown (7.5YR 5/6) sandy loam with gravel, moist, ~20% gravel, brick, the ceramics, & asphalt, loose, no roots	
1'-3'					1'-3' Dark brown (7.5YR 3/2) loamy sand w/ gravel, asphalt, brick, & ceramic fill / gravel, ~20% gravel, ~5-10% cobbles, moist, no roots, loose	
3'-4'					3'-4' Strong brown (7.5YR 5/6) sandy loam w/ gravel, 5-10% gravel, moist, firm, no roots	
4'-7'			5.0	fill	4'-7' Dark brown (7.5YR 3/2) loamy sand w/ gravel, ~20% gravel & 10-15% cobbles, moist, composed of asphalt, brick, & ceramic debris, loose, no roots	
			10.0			
			15.0			
<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> TP3 terminated @ 7.0 due to cave-in </div>						

BEFORE THE ZONING HEARING BOARD OF CONSHOHOCKEN
IN RE: APPLICATION OF MILLENNIUM III OFFICE OWNER, LLC AND
MILLENNIUM IV LAND OWNER, LLC

REGARDING

227 WASHINGTON STREET

APPLICATION NO. Z-2023-04

DECISION OF THE BOARD

I. HISTORY

On or about March 17, 2023, Millennium III Office Owner, LLC and Millennium IV Land Owner, LLC (collectively, the “Applicant”) filed a Zoning Hearing Board application before the Conshohocken Zoning Hearing Board (the “ZHB”) seeking variances from the Conshohocken Borough Zoning Ordinance of 2001 (together with all amendments thereto, the “Ordinance”) for the property located at 227 Washington Street (“Subject Property”) to permit construction a building extension, a roof canopy over the building entrance, and associated pedestrian walkways and landscaping (the “Application”).

The Applicant’s specific request for relief includes the following:

1. A variance from the terms of Section 27-1506.B(4) to omit required foundation plantings.
2. A variance from the terms of Section 27-1714.1.A, B, and K to permit construction within the 100-year floodplain.
3. A variance from the terms of Section 27-1716.1.C to permit building expansion in the direction of the streambank.

After notice was duly given and advertised, a hearing was held on April 17, 2023. At the hearing, the following Exhibits were introduced and admitted:

- P-1 Zoning Application dated March 17, 2023
- P-2 Zoning Determination Letter dated April 12, 2023
- P-3 Exhibit Package
- P-4 Letter of M. McHugh Granting Time Extension
- P-5 Notice of Public Hearing
- A-1 Curriculum Vitae of William Rearden
- A-2 Site Plan
- A-3 Zoning Plan
- A-4 Floodplain Analysis
- A-5 Project Rendering

Applicant was represented at the hearing by Augusta M. O'Neill, Esquire of Klehr, Harrison, Harvey and Branzburg, LLP.

II. FINDINGS OF FACT

1. The Subject Property is located at 227 Washington Street, Conshohocken, Pennsylvania.
2. The Subject Property is zoned as SP-2 – Specially Planned District 2 and subject to the regulations of the FP – Floodplain Conservation Overlay District.
3. The Applicant has standing to proceed with the Application.
4. The Borough of Conshohocken Zoning Hearing Board met all of the requirements of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code as to the requisite Legal Notice of the Hearing.
5. William R. Rearden, project architect, appeared and testified on behalf of the Applicant as follows:
 - a. Applicant is moving their offices to the Subject Property.
 - b. The Subject Property is part of the Millennium Complex, consisting of two (2) office buildings and two (2) residential complexes.
 - c. Applicant proposes to renovate the Millennium III office building for its use.
 - d. Applicant proposes a 1,300 square foot addition to the southern portion of Millennium III.
 - e. Applicant also proposes a canopy over the entrance.
 - f. Applicant’s proposal includes additional modifications, including pedestrian walkways and landscaping.
 - g. The other properties in the Millennium Complex do not have foundation plantings.
 - h. A floodplain analysis was performed for the Subject Property.

- i. The addition will not alter the base flood elevation of the floodplain.
 - j. The proposed addition does not impact the floodway as all improvements are outside of the floodway.
 - k. HEC-RAS was used to analyze the hydraulic model.
6. Jon Nickel appeared and testified on behalf of the Applicant as follows:
- a. All three (3) of Applicant's offices will be consolidated at Millennium III.
 - b. Applicant plans to locate their offices at Millennium III for the next thirty (30) years.
 - c. The proposed entrance canopy will create a "showpiece" entrance for guests and investors that do not enter through the parking garage.
 - d. The additions allow Applicant to take advantage of the river views.
 - e. The proposed addition does not extend the building, but instead fills a void.
 - f. Landscaping will be added to the site, just not as required by the Ordinance as foundation plantings.
7. No members of the public requested party status.
8. No members of the public spoke in support or opposition of the Application.

II. DISCUSSION

Section 27-1506 of the Ordinance states, in pertinent part:

Landscaping

A landscape plan shall be submitted to the Borough Council for review and approval. Use of native plant materials and naturalistic design is encouraged to the fullest extent possible. The landscape plan shall reflect the following detailed criteria:

...

B. In SP-2 District.

...

- (4) All buildings shall be landscaped with a combination of evergreen and deciduous trees and shrubs to be used as a foundation planting, i.e., plantings to be installed in proximity to the facades.

Section 1714 of the Ordinance states, in pertinent part:

Uses Prohibited in Floodplain Conservation District

1. Any use or activity not authorized within § 27-1713 shall be prohibited within the Floodplain Conservation District, and the following activities and facilities are specifically prohibited, except as part of a redevelopment project in compliance with § 27-1713, Subsection 1G:

A. No new construction, alteration, or improvement of any buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain.

B. New construction of buildings or placement of fill within the one-hundred-year floodplain is prohibited.

...

K. Stormwater basins, including necessary berms and outfall facilities.

Section 1716 of the Ordinance states, in pertinent part:

Improvements to Existing Structures in Floodplain Conservation District

1. The following provisions shall apply whenever any improvement is made to an existing structure located within any Floodplain Conservation District:

...

- C. No expansion or enlargement of an existing structure shall be undertaken in the direction of the streambank.

In a request for a variance, the Board is guided by Section 910.2 of the Pennsylvania Municipalities Planning Code (hereinafter called "MPC"). An applicant for a variance has the burden of establishing that a literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship as that term is defined by law, including court decisions, and that the allowance of the variance will not be contrary to the public interest. Section 910.2 of the MPC permits the Board to grant a variance where it is alleged that the provisions of the Ordinance inflict unnecessary hardship upon the applicant and when the Board can make certain prescribed findings where relevant in a given case.

Section 12-1722 of the Ordinance, in addition to parallel requirements of those stated above pursuant to Section 910.2 of the MPC, also requires the following, in pertinent part:

3. Whenever a variance is granted, the Zoning Hearing Board shall notify the applicant in writing that:
 - A. The granting of the variance may result in increased premium rates for flood insurance.
 - B. Such variances may increase risks to life and property.
4. In reviewing any request for a variance, the Zoning Hearing Board shall consider, at a minimum, the following:

III. CONCLUSIONS OF LAW

From the facts presented, it is the judgment of the Board that Applicant shall be granted the requested variances. Accordingly, the Board is able to make the following relevant findings under Section 910.2 of the MPC and Section 27-1722 of the Ordinance:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the property, and that the unnecessary hardship is due to such condition, and not the circumstances or conditions generally created by the provisions of the Ordinance in the neighborhood or district in which the property is located;
2. That because of such physical circumstances or conditions there is no possibility that the property can be developed in strict conformity with the provisions of the Ordinance and that the authorization for a variance is therefore necessary to enable the reasonable use of the Subject Property;
3. That the approved variance will not alter the essential character of the neighborhood or district in which the Subject Property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, or be detrimental to the public welfare;
4. That the unnecessary hardship has not been created by the Applicant;
5. That the approved variance represents the minimum that will afford relief and the least modification possible;

...

C. That the granting of the variance will:

- (1) Neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense; nor
- (2) Create nuisances, cause fraud on, or victimize the public, or conflict with any other applicable state or local ordinances and regulations.

6. The approved variances will neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense; and
7. The approved variances will not create nuisances, cause fraud on, nor victimize the public, nor conflict with any other applicable state or local ordinances or regulations.

ORDER

AND NOW, this 15th day of May, 2023, the Application of Millennium III Office Owner, LLC and Millennium IV Land Owner, LLC, seeking variances from the terms of Sections 27-1506.B(4), 27-1714.1.A, 27-1714.1.B, 27-1714.1.K, and 27-1716.1.C of the Conshohocken Borough Zoning Ordinance of 2001, is **GRANTED** to omit required foundation plantings, to permit construction within the 100-year floodplain, and to permit building expansion in the direction of the streambank in conformance with the plans, testimony, and other evidence presented to the Zoning Hearing Board and subject to the following **CONDITION**:

- Additional landscape plantings shall be provided along both sides of the proposed sidewalk paralleling the rear building façade.

In accordance with Section 27-1722 of the Conshohocken Borough Zoning Ordinance of 2001, Applicant is also **HEREBY NOTIFIED**:

- The granting of these variances may result in increased premium rates for flood insurance.
- Such variances may increase risks to life and property.

The Applicant is directed to apply to the Borough Zoning Officer to obtain any appropriate permits.


THE RELIEF GRANTED HEREIN SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN PERMITS WITHIN ONE (1) YEAR OF THE DATE OF THIS DECISION.

CONSHOHOCKEN ZONING HEARING BOARD


Date Personally Delivered:



Richard Barton, Chair

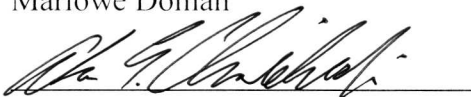


Mark S. Danek, Vice Chair




Marlowe Doman

Or Date Emailed:



Alan Chmielewski



Tyler Dunphy



June 20, 2023

File No. 23-02055

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

Reference: 227 Washington Street, LD 2023-02
Parcels 05-00-11856-94-6, 05-00-11856-00-1, and 05-00-11856-14-5
Waiver of Land Development

Dear Ms. Cecco:

Pursuant to the Borough's request, Gilmore & Associates, Inc. has reviewed the Waiver of 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 twelve (12) sheets, dated both May 11, 2023 and May 12, 2023 as prepared by Bohler Engineering PA, LLC for Millennium III Office Owner LLC & Millennium IV Land Owner LLC

II. Project Description

The Application lists the subject property as Parcel 05-00-11856-94-6; however, improvements are also proposed on Parcels 05-00-11856-00-1 and 05-00-11856-14-5. All three parcels are situated in the SP-2 Specially Planned District Two Zoning District on the southwest side of the Washington and Poplar Streets intersection. The Application indicates the total tract area is 13.49 acres. The lots currently contain office use buildings with associated parking, open space, walkways, landscaping, and lighting. A majority of the lot area is located within the Zone AE floodplain of the Schuylkill River, with the remaining area being located within the Zone X floodplain.

Proposed improvements include two building extensions, totaling an approximately 1,330 square-foot footprint; a 120 square-foot roof canopy; elevated steel frame sidewalk; two infiltration trenches for stormwater management; and associated modifications to pedestrian walkways and landscaping. No parking or public improvements are shown on the plans. The Applicant was granted variances from Zoning Ordinance sections §§27-1506.B.(4), 27-1714.1.A., 27-1714.1.B, 27-1714.1.K, and 27-1716.1.C to omit required foundation plantings, to permit construction within the 100-year floodplain, and to permit building expansion in the direction of the streambank.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Conshohocken Borough Zoning Ordinance to the Borough's Zoning Officer, including the condition related to the granted variances.

B. Subdivision and Land Development Ordinance

We offer the following comments with respect to Conshohocken Borough 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(4) - Each plan sheet shall be labeled as Sheet X of 12 and the Drawing Sheet Index on the Cover Sheet, Sheet 1, being revised to indicate which plans are to be recorded.
2. §22-304.B - Parcels 05-00-11856-00-1 and 05-00-11856-14-5 shall be added to the land development application since work is also proposed on those properties. A deed for Parcel 05-00-11856-00-1 and a signed and sealed copy of the Boundary & Topographic Survey Plan by Control Point Associates, Inc. dated June 7, 2022 and last revised April 11, 2023 referenced on the General Notes Sheet, Sheet 2, shall be provided.
3. §22-304.B(4) – A plan shall be incorporated into the plan set which shows the entire condominium property, including bearings, distances, and the tract size.
4. §22-304.B(5) – Parcel 05-00-11856-94-6 is labeled in plan views as Unit A; however, the deed references Unit B. Parcel 05-00-11856-14-5 is labeled in plan views as Unit H, however, the deed references the parcel as Unit J. The unit references shall be confirmed and the plans updated accordingly.
5. §22-308.A – The Applicant has submitted a request for this application to proceed as a waiver of land development. Based on the size and scope of the project, we support a waiver of the formal land development procedure conditioned upon the plans being relabeled as Waiver of Land Development Plans, reference to the requested waivers being removed from the plans, and the plans being recorded. Based on this recommendation, no comments are included for the requested waivers listed on the Cover Sheet, Sheet 1, of the plans.
6. §22-309 - The Certificate of Accuracy on the Cover Sheet, Sheet 1, shall be revised to reference “Borough.”
7. §22-401.D – Site Specific Note 6 on the General Notes Sheet, Sheet 2, states that the area between the ultimate and legal right-of-way of the road shall be offered to Conshohocken Borough; however, it is unclear what area is being offered and this shall be clarified.
8. §22-405.1 – We offer the following comments related to the curb ramp design:
 - a. Revise the proposed grading to provide a maximum 2 percent cross slope at the driveway. This shall include confirming the proposed TC/BC 67.28 foot spot elevation since, based on the existing contours, that appears to be an existing top of curb elevation.
 - b. Provide a top and bottom of curb elevation at the building.
 - c. Revise the grading to provide a maximum 5 percent longitudinal slope beyond the curb ramp. The slope between the BC 68.35 foot spot elevation and 68 foot contour exceeds 5 percent.
 - d. Spot elevations shall be provided to confirm a maximum 10 percent flare slope is proposed.
 - e. The proposed location for the Freestanding Handrail with Edge Protection detailed on the Detail Sheet, Sheet 12, shall be clarified. A handrail would not be required at the Type 6 curb ramp.
9. §22-407 – The proposed building extensions are primarily on adjacent Parcel 05-00-11856-14-5 and the proposed canopy extends onto adjacent Parcel 05-00-11856-00-1. A lot line change shall be proposed to include these extensions on the same parcel as the existing building. A plan showing the bearings and distances for all existing and proposed lot lines for these parcels shall be included in the plan set.
10. §22-417 – We offer the following erosion and sediment control related comments:
 - a. The Soil Erosion & Sediment Pollution Control Plan, Sheet 6, shall be revised and a related detail provided to show the proposed method of blocking IN101, IN201, and YD101 during construction,

as referenced in Note 3 in the Sequence of BMP Installation and Removal on the Soil Erosion & Sediment Pollution Control Notes & Details plan, Sheet 7.

- b. The plans shall be revised to indicate how the infiltration trenches will be protected from compaction during construction.
11. §22-420.2 – The plans show three existing trees which are six (6) caliper inches or greater are proposed to be removed. A minimum 3.5-caliper-inch tree shall be provided for each tree six (6) caliper inches or greater that is removed from the site. The Landscape Plan, Sheet 10, and the Plant Schedule shall be revised to provide and indicate the required replacement trees.
12. §22-421.6 – Additional lighting levels shall be provided surrounding the proposed eastern W3 to confirm whether shielding shall be employed to eliminate over spill into residential areas.

C. Stormwater Management

We offer the following comments with respect to the Borough of Conshohocken Stormwater Management Ordinance and the Drainage requirements in the Subdivision and Land Development Ordinance:

1. §19-304.2.A - All calculations shall be revised to use the appropriate design rainfall depths for the various return period storms obtained from the latest version of the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 rain data corresponding to the Conshohocken station for the precipitation depth data using the upper bound of the 90% confidence interval for the various return period storms (e.g. 3.59 inches for the 2-year storm).
2. §19-502.A – Prior to final approval of the SWM Site Plan, the property owner shall sign and record an Operation and Maintenance Agreement in a form acceptable to the Borough Solicitor covering all stormwater control facilities which are to be privately owned.
3. §22-410.3.B.(5) - The Stormwater Report, maps, and calculations shall be revised to consider two points of interest; one towards the Schuylkill River and one towards Washington Street.
4. §22-410.5.A.(2) – An additional storage allowance of 218 cubic feet shall be incorporated into the design to compensate for sediment accumulation.
5. §22-410.5.A.(5) – The infiltration trenches shall be revised such that the 100-year water surface elevation associated with each BMP is contained within the provided storage volume of the BMP. Based on the Pond Summaries, the peak elevations associated with the 100-year storm are above the stone storage.
6. §22-410.5.C & D – We offer the following comments related to the Cross Section of Infiltration Trench detail on the Detail Sheet, Sheet 12:
 - a. The proposed bottom of stone elevations shall be added to the detail.
 - b. The detail indicates a swale will be provided along the centerlines of the two trenches. Related spot elevations shall be added to the Grading & Utility Plan, Sheet 5, to define the depth and width of the swales, confirm the soil cover depths, and support the drainage areas shown on the Post-Development Drainage Area Plan.
 - c. Information shall be provided to indicate how the washed AASHTO #8 will be kept separated and prevented from settling into the PennDOT 2B stone within the infiltration trenches.
 - d. The detail shall be revised to indicate a 24 inch diameter perforated pipe for Infiltration Trench 2 to match the Stormwater Report modeling.
 - e. We recommend the design engineer consider placing impermeable liners on the sides of Infiltration Trench 1 to promote downward infiltration. Based on the proposed grading, there appears to be

potential for stormwater to infiltrate out the sides of the slopes adjacent to Infiltration Trench 1 rather than fully infiltrate into the ground.

7. §§22-410.5.C.(4) & D.(3) – The infiltration trench designs shall be revised to provide a minimum of one foot of cover, measured from the top of the system to the finished surface elevation.
8. §22-410.5.C.(5) – Information shall be provided to clarify how roof debris will be filtered before entering the infiltration trenches.
9. The General Information worksheet included in the Stormwater Management Report shall be revised to reference the receiving waters as the Schuylkill River.


D. General Comments

We offer the following general comments:

1. The Applicant shall obtain all required approvals, permits, etc. (e.g. Conshohocken Borough Sewer Authority, Fire Marshal, MCCD, Aqua, etc.). Copies of these approvals and permits shall be submitted to the Borough of Conshohocken and our office.
2. We defer review of the elevated steel framed sidewalk to the Borough's Building Code Official.

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

Sincerely,



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

KMM/jm

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



BOROUGH OF CONSHOHOCKEN

Fire Marshal

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

Date: June 20, 2023

To: Stephanie Cecco, Borough Manager

From: Timothy Gunning, Fire Marshal

Re: Fire Marshal Review
227 Washington Street
Waiver of Land Development Application

As requested, the following materials submitted for the above referenced waiver of land development application were reviewed:

- *Preliminary/Final Land Development Plans consisting of twelve (12) sheets, dated both May 11, 2023 and May 12, 2023 as prepared by Bohler Engineering PA, LLC for Millennium III Office Owner LLC & Millennium IV Land Owner LLC*

We have no comments based on the information provided.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, 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
WWW.MONTGOMERYCOUNTYPA.GOV
SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 15, 2023

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

Re: MCPC #23-0098-001
Plan Name: 227 Washington Street
Situat: Washington Street (south) / Ash Street (east)
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested in documentation received by this office on May 19, 2023. We forward this letter as a report of our review.

BACKGROUND

The applicant, Morgan Properties Acquisition Company, LLC, plans to relocate their offices to the Millennium III office building, and proposes a 1,300 sq. ft. addition to the southern portion of the office building. The addition will include a new entryway and covered canopy, and according to the Zoning Hearing Board testimony, the proposed addition and entrance canopy will create a "showpiece" entrance for guests and investors to prevent entry through the garage entrance. The application states that interior renovations are proposed for Millennium III. The property borders the Schuylkill River and is situated within the 100-year floodplain; the southeastern area of the property is within the river's floodway.

The applicant's building is located in the borough's SP-2 Specially Planned District Two and is subject to the regulations of the FP-Floodplain Conservation Overlay District. In an Order dated May 15, 2023, the Conshohocken Zoning Hearing Board granted the applicant several variances for the development of the site as proposed. These variances include: a variance from Section 27-17161.C.- to permit the expansion of a building in the direction of the streambank, and a variance from Section 27-1714.1.A.B.&K.- to permit construction within the 100 year floodplain.



COMMENT AND RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's plan for a building addition to the Millennium III office building bordering the Schuylkill River. However, in the course of our review we have identified one issue that should be considered by the borough in its review. The proposed arrangement and long term maintenance of the stormwater trenches -- one of which is within the 100 year floodplain -- is a concern. We recommend the borough engineer ensure that a management plan is submitted for review and implementation with this project.

COMMENT

Stormwater Trench adjacent to Millennium III

The plan proposed the construction of two infiltration trenches: a 50 ft. X 3 ft. trench which would drain directly from the parking lot's rain garden; and a 45 ft. by 3 ft. trench that will lie within the 100 year floodplain. Given the increasing frequency of flooding events along the Schuylkill River, this area may be flooded and require maintenance to retain the effectiveness of the trenches. We recommend the borough engineer ensure that a management and maintenance plan is developed and included in the final submission to ensure that facility is effective for the life of the development.

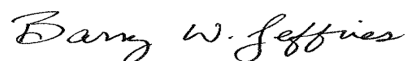
CONCLUSION

Please note that any review comment and recommendation contained in this report are advisory to the borough and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC #23-0098-001 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: Morgan Properties Acquisition Company, LLC, Applicant

Matthew J. McHugh, Applicant's Representative
Karen MacNair, Borough Engineer
Michael Peters, Borough Solicitor
Chair, Municipal Planning Commission

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



227 Washington Street
MCPC#230098001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
912 Box 311, Silver Spring, MD 20910-0311
(301) 610-2778-3723 (T) 610-278-3341
www.montcopa.org/plancom
Aerial photography provided by Noamap





3100 Horizon Drive
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BCONS23004

June 20, 2023

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

**RE: Traffic Engineering Review
Proposed Office Building Expansion – 227 Washington Street**

Dear Ms. Cecco:

We have completed our review of the material submitted for the referenced land development application. The submission consisted of Preliminary/Final Land Development Plans for 227 Washington Street, dated 5/12/23, prepared by Bohler Engineering. We offer the following comments for your consideration:

1. **§27-824** - Traffic Impact Study – The plans indicate a building expansion of approximately 1,300 square feet. As outlined by this section of the code, a TIS is not required for this application. The applicant should clarify if the proposed use of the building and expansion will be similar to the previous/existing use.
2. **§22-404(2)(E)(1)(3)** – Alleys, Driveways, and Parking Areas – In accordance with this section of the code, the applicant should ensure that the pedestrian crosswalk pavement markings and associated signage shown on the plan are in place. Additionally, the plan should depict existing and proposed traffic signage throughout the site, including ‘Stop’ signs at the driveways to Washington Street.

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

June 20, 2023

BCONS 23009

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

**RE: 227 Washington Street
Preliminary/Final Land Development
Zoning Review 1st Submission**

Dear Ms. Cecco:

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

- *"Preliminary/Final Land Development Plans."* (12 sheets) prepared by Bohler Engineering, dated May 11, 2023

The Applicant, Morgan Properties Acquisition Company, LLC., is proposing:

- Building Extensions totaling 1,330 SF to the rear yard of the existing block 18, unit 24 building.
- Additional pedestrian walkway to the building extensions.
- A roof canopy, landscaping, and hardscaping on the western side of block 18, unit 24 building

The site is located within the SP-2 – Specially Planned District 2. The site is fronted by Washington Street to the north; Poplar Street and residential multi-family condominiums to the east; commercial properties to the west; and the Schuylkill River to the south.

In accordance with the FEMA Flood Insurance Rate Map (FIRM) panel No. 42091C0358G, effective 3/2/2016, the majority of this parcel is located within the floodplain Zone AE - special flood hazard areas with base flood elevations defined. The remaining irregular radial rear portion of the center parking lot between Unit 23 and Unit 24 and portions of Units 23 and 24 are located within Zone X - areas determined by the FEMA FIRM with a 0.2% annual chance flood hazard, or areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Therefore, the parcel is located within the Floodplain Conservation District and subject to the regulations of the Floodplain Conservation District.

For the proposed building extensions under this land development application, the Applicant went before the Conshohocken Borough Zoning Hearing Board at the scheduled April 17, 2023 meeting, and were granted the following variances:

1. A variance from §27-1714.1.A, B, & K and §27-1716.1.C to permit the building alterations for a roof canopy addition to the western entrance of the building; expansions of the building in the direction of the Schuylkill River streambank, placement of fill; sidewalk construction; and stormwater facilities located within the 100-year floodplain.

2. A variance from §27-1506.B.(4) for the building extensions to not be landscaped with a combination of evergreen and deciduous trees and shrubs was granted on the condition that additional landscaping plantings be provided along both sides of the proposed sidewalk paralleling the rear building façade.

In accordance with §27-1722.3.A & B, the Zoning Hearing Board has notified the petitioner that the granting of the variances may result in increased premium rates for flood insurance and may increase risks to life and property.

Approval is granted subject to compliance with all local, state, and federal laws and regulations, in addition to any representations made during the hearing.

The Applicant has indicated on the plans that these are variances requested. The Applicant shall change the information to indicate variances received and include the conditions for approval on the plans.

We offer the following zoning comments:

1. **Per §27-1504.F.(2)** - Notwithstanding any other provisions of this Part, in the SP-2 District, not more than 70% of the area of any lot in the district shall be covered by impervious surface.

Based on the plans, the Applicant is indicating a lot coverage of 69.4% for Lot 1. An impervious coverage calculation showing all impervious areas shall be provided on the plans to ensure compliance with this Code Section.

2. **Per §27-2002 & §27-2006.C** - Business or administrative offices shall require 1 parking space per 250 SF of gross floor area. For dwelling unit, multifamily dwelling (studio, efficiency or one-bedroom units) shall require 1.5 spaces per dwelling unit. The Zoning Hearing Board may, in its discretion, reduce the number of required parking spaces upon determination that great efficiency is effected by joint use of a common parking area, but in no case shall the number of off-street parking spaces be reduced by more than 20% of the required number of spaces.

The Applicant has provided a parking calculation on the plans showing the required total of 575 spaces for the 143,780 SF gross office area including the proposed 1,330 SF building extensions. The Applicant is also showing a parking calculation for the residential area using the 20% reduction factor in the required number of residential parking spaces which totals 371 residential parking spaces for 309 residential units. Based on the Zoning approval granted on April 26, 2000, the Applicant obtained zoning variance approval for the reduction in the residential parking requirements from two (2) required parking spaces to 1.5 parking spaces only. Based on the 1.5 required residential parking spaces obtained from the April 26, 2000 Zoning approval, the total calculated residential parking spaces required would be 464 residential parking spaces instead of the calculated 371 residential parking spaces as shown on the plans. In addition, the Applicant is showing on the plans that the minimum parking required is 946 parking spaces with 972 parking spaces existing and proposed on Lot 1 with this current land development application. However, based on the April 26, 2000 Zoning approval, with the 1.5 required residential parking spaces, a total of 1,039 parking spaces is required for the site. The Applicant will be required to rectify the additional 68 off-street parking spaces missing from the site unless the Applicant provides documentation proving a Special Exception for the 20% residential parking space requirement was subsequently granted by the Conshohocken Borough Zoning Hearing Board to be able the site to use the 20% residential parking reduction in order to reflect the correct off-street parking required of the site.

3. Based on the sketch plan provided, the Applicant is proposing to construct two building additions on the south side of the existing building located on parcel 05-00-11586-94-6. It does not appear that the

Applicant is proposing to convey a portion of the existing Parcel 05-00-11856-14-5 to parcel 05-00-11856-94-6 which will result in a building being on two separate parcels. The Applicant will be required to convey a portion of the existing Parcel 05-00-11856-14-5 to parcel 05-00-11856-94-6 to ensure the building and building additions are located on the same property.

It does not appear that any lot line adjustments are being proposed as a result of the building additions that encroaches onto the adjoining parcel. The lot lines will be required to be adjusted so that no portion of the building will be encroaching onto an adjoining property and meet the required minimum dimensional requirements of the SP-2 zoning district.

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

Sincerely,



Allison A. Lee, PE
Zoning Officer

PENNONI ASSOCIATES INC.

AAL/