MAYOR
Yaniv Aronson

BOROUGH COUNCIL
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Ralph Frey, Member
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Stephanie Cecco
Borough Manager

JULY 9, 2026 PLANNING COMMISSION MEETING PACKET

Prelim-Final Major Subdivision and LD Application for Maple Street Development Page 2

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

To be completed by the Borough:

Submission Information:

File Number: LD-2026-01 File Date: 1/30/26

Project Title: Maple Street Development Date Complete: 2/2/26

Received By: B. Rogers 90 Day Date: Waived

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.
4. **It is highly encouraged to submit applications in a digital format.**
   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: MECKA Properties, LLC
Address: 3117 Hayes Road
East Norriton, PA 19403
Phone: 610-828-1880
Fax:
E-Mail*: rcmorello@aol.com

Property Owner Information (if different):

Name: Same as applicant
Address:
Phone:
Fax:
E-Mail*:

Architect/Planner: Betts Design Group, LLC
Address: 31202 North Granite Reef Road, Scottsdale, AZ 85266
E-mail*: John@jrbettsarchitecture.com **Phone/Fax:**

Engineer/Surveyor: S.T.A. Engineering, Inc.
Address: 2499 Knight Road, Pennsburg, PA 18073
E-mail*: srice@stotac.com **Phone/Fax:** 215-679-0200

Landscape Architect:
Address:
E-mail*: **Phone/Fax:**

Attorney: Wisler Pearlstine LLP- Attn: Edward J. Hughes, Esquire
Address: 460 Norristown Road, Suite 110, Blue Bell, PA 19422
E-mail*: ehughes@wispearl.com **Phone/Fax:** 610-825-8400

*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
X Preliminary Major Land Development
X Final Major Land Development

__ Minor Subdivision
X Preliminary Major Subdivision
X Final Major Subdivision

Project Information:

Location (Street Address): 18, 38, 42, 44, 46 Maple Street,Conshohocken, PA 19428

Tax Assessment Parcel No. See attached **County Deed Book No.** See attached Page No. See attached

Description of Proposed Work: Rebuild three row houses at 42, 44, and 46 Maple Street on new foundations (rear portions of those lots to be merged into 18 Maple Street). Construct a new detached single family dwelling on 38 Maple Street (rear portion of that lot to be merged into 18 Maple Street). Construct 12 new townhouses on the newly configured 18 Maple Street. Remove existing recycling facility

Total Tract Acreage: 1.02 Ac. Project Acreage 1.02 Ac.

Zoning District BR-2 **Existing Number of Lots:** 5 **Proposed Number of Lots:** 16

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

Other (Describe): _____

Existing Sewer Flows: 1,050 **Proposed Sewer Flows:** 4,200

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.

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

Check List - Proof of ownership and zoning relief:

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

Check List - Color Photographs of Site and Existing Conditions:

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

Check List - Building Elevations:

- X Architectural drawings and renderings of proposed building(s)

Check List - Setback of Proposed Building(s):

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

List of Requested Waivers:

Section/Requirement:	Relief Requested:

Have you met with the Zoning Officer regarding this plan? x Yes ____ No

Are there known variances/any zoning relief necessary for this project?* x Yes ____ No

If YES, have you submitted an application for the Zoning Hearing Board? x Yes ____ No

Has this plan been reviewed by the Zoning Hearing Board? x Yes ____ No

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

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

Signature of Applicant

1-28-26
Date

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

1-28-26
Date

ALL MAJOR subdivision/land use applications require a pre-submission meeting to discuss the project prior to full application submittal. Held on June 11, 2025

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

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

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature date

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

Borough Use Only:

____Filing Fee Amount $ _____ Check No. _____

____Pre-Construction Professional Services Escrow Amount $ _____ Check No. _____

Decision Information:

Approval _____ Denial _____ Decision Date:_____

Comments/Conditions:

SITE STATISTICS

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA.

EXIST. LOT NO.	MUNICIPALITY	TAX MAP ID	PARID	DEED BOOK, PAGE	SITE ADDRESS	OWNER	EXISTING LOT AREA TO TITLE LINE	PROPOSED LOT AREA TO TITLE LINE
1	CONSHOHOCKEN BOROUGH	05007 033	05-00-06184-00-3	DEED BOOK 6385, PAGE 1042	46 MAPLE STREET CONSHOHOCKEN, PA 19428	MECKA PROPERTIES LLC 3117 HAYES ROAD EAST NORRITON, PA 19403	3,661 S.F.	1,672 S.F.
2	CONSHOHOCKEN BOROUGH	05007 032	05-00-06188-00-8	DEED BOOK 6385, PAGE 1037	44 MAPLE STREET CONSHOHOCKEN, PA 19428		3,453 S.F.	1,577 S.F.
3	CONSHOHOCKEN BOROUGH	05007 058	05-00-06192-00-4	DEED BOOK 6385, PAGE 1032	42 MAPLE STREET CONSHOHOCKEN, PA 19428		4,645 S.F.	2,121 S.F.
4	CONSHOHOCKEN BOROUGH	05007 031	05-00-06196-00-9	DEED BOOK 6385, PAGE 1027	38 MAPLE STREET CONSHOHOCKEN, PA 19428		10,949 S.F.	5,000 S.F.
5	CONSHOHOCKEN BOROUGH	05007 022	05-00-06232-00-9	DEED BOOK 6385, PAGE 1022	18 MAPLE STREET CONSHOHOCKEN, PA 19428		21,775 S.F.	38,163 S.F.

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

Planning Process Extension Agreement

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

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

Applicant signature — Date: 1-28-26

Received by (Borough): Brittany Rogers — Date: ~~1-28-26~~ 1/30/26

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 _____ Date: 1-28-26
Applicant

Location of Proposed Connection:

Inquiry Number:	DINQ 01-21-26-3223
Street Address:	38 Maple Street
City:	Conshohocken
Zip Code:	19428
Municipality/Borough:	Conshohocken, Montgomery County
Tax Parcel ID:	05-00-06196-00-9

Proposed Connection Inquiry Information:

Service Inquiry Date:	January 21, 2026
Type of Service:	Domestic Water
Response Date:	January 21, 2026
Description:	Construct a new single family detached home on Lot 4
Contact:	Susan A. Rice

Description of Project: New construction, domestic water only

This letter will serve as confirmation the above referenced location is situated within Aqua Pennsylvania Inc.'s ("Aqua") Public Utility Commission certificated service territory.

Connection Requirements: This is not an approval of the connection. A service application will need to be submitted along with the required documentation. If the Service connection application is approved, service will be provided in accordance with Aqua's Rules and Regulations.

While Aqua currently has this existing capacity, it is understood that Aqua is not reserving or setting aside any of its available capacity for the exclusive use of this proposed project. Aqua has the exclusive right to utilize its present capacity to serve any new customers, new development projects that may or may not request service prior to this development and Developer acknowledges that such service may or may not reduce the available capacity as outlined above. In the event Aqua's available capacity does diminish prior to the development of this project, the Developer shall be obligated to fund and/or construct additional water supply improvements necessary to supply the project.

Flow Information: Request flow data information to determine if the Aqua supply can meet the project demands. Include the street address, town or municipality and the closest cross street. Email your request to: Not Applicable

This availability letter is only valid until January 21, 2027.

Thank you,

The Aqua PA New Connection Team

Pennsylvania Law (Criminal Code 18 Pa.C.S.A. §3926) prohibits the activation of a public utility service line without a measuring device (water meter). Any person who activates a service without a meter violates the Section 3926.

Location of Proposed Connection:

Inquiry Number:	DFINQ 01-21-26-3224
Street Address:	42, 44, and 46 Maple Street
City:	Conshohocken
Zip Code:	19428
Municipality/Borough:	Conshohocken, Montgomery County
Tax Parcel ID:	05-00-06192-00-4, 05-00-06188-00-8, 05-00-06184-00-3

Proposed Connection Inquiry Information:

Service Inquiry Date:	January 21, 2026
Type of Service:	Domestic Water, Fire Suppression
Response Date:	January 21, 2026
Description:	Reconstruct the 3 townhomes (singe family attached) on lots 1, 2, and 3. Each townhome will require fire suppression.
Contact:	Susan A. Rice

Description of Project: Three new townhomes

This letter will serve as confirmation the above referenced location is situated within Aqua Pennsylvania Inc.'s ("Aqua") Public Utility Commission certificated service territory.

Connection Requirements: This is not an approval of the connection. A service application will need to be submitted along with the required documentation. If the Service connection application is approved, service will be provided in accordance with Aqua's Rules and Regulations.

While Aqua currently has this existing capacity, it is understood that Aqua is not reserving or setting aside any of its available capacity for the exclusive use of this proposed project. Aqua has the exclusive right to utilize its present capacity to serve any new customers, new development projects that may or may not request service prior to this development and Developer acknowledges that such service may or may not reduce the available capacity as outlined above. In the event Aqua's available capacity does diminish prior to the development of this project, the Developer shall be obligated to fund and/or construct additional water supply improvements necessary to supply the project.

Flow Information: Request flow data information to determine if the Aqua supply can meet the project demands. Include the street address, town or municipality and the closest cross street. Email your request to: SEPAflowrequest@aquaamerica.com

This availability letter is only valid until January 21, 2027.

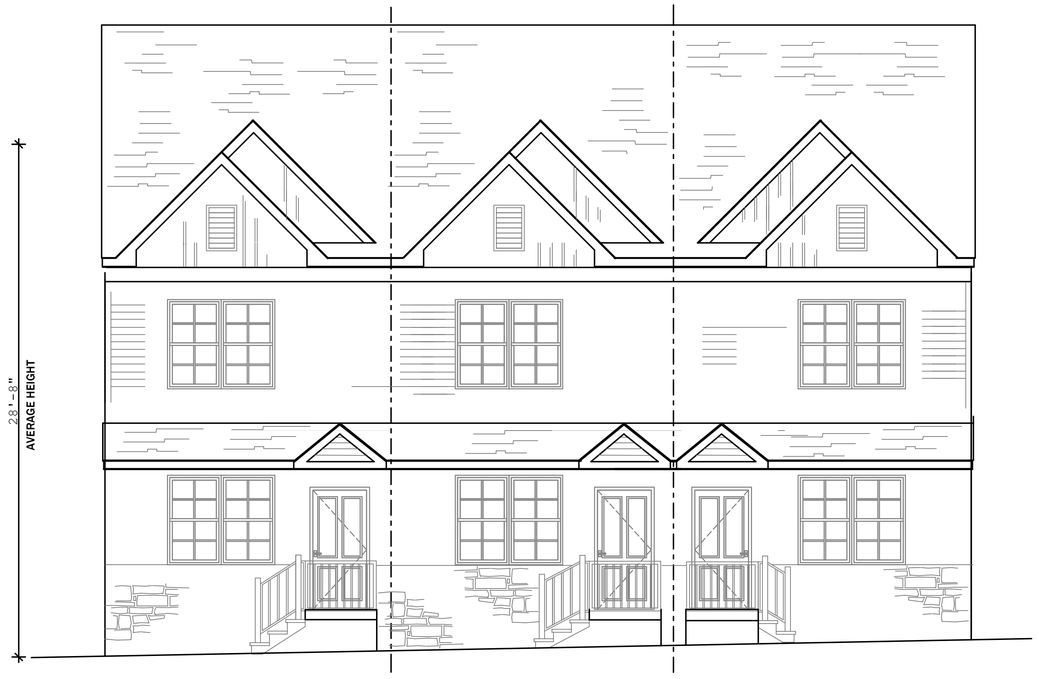
Thank you,

The Aqua PA New Connection Team

Pennsylvania Law (Criminal Code 18 Pa.C.S.A. §3926) prohibits the activation of a public utility service line without a measuring device (water meter). Any person who activates a service without a meter violates the Section 3926.

RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0 "

BETTS DESIGN GROUP, LLC

31202 NORTH GRANITE REEF ROAD

SCOTTSDALE, AZ 85266

JOHN@JRBETTSARCHITECTURE.COM

DATE	DWN
7/11/25	JRB

REVISIONS

SHEET TITLE

PROPOSED RE-CONSTRUCTED TOWNHOMES

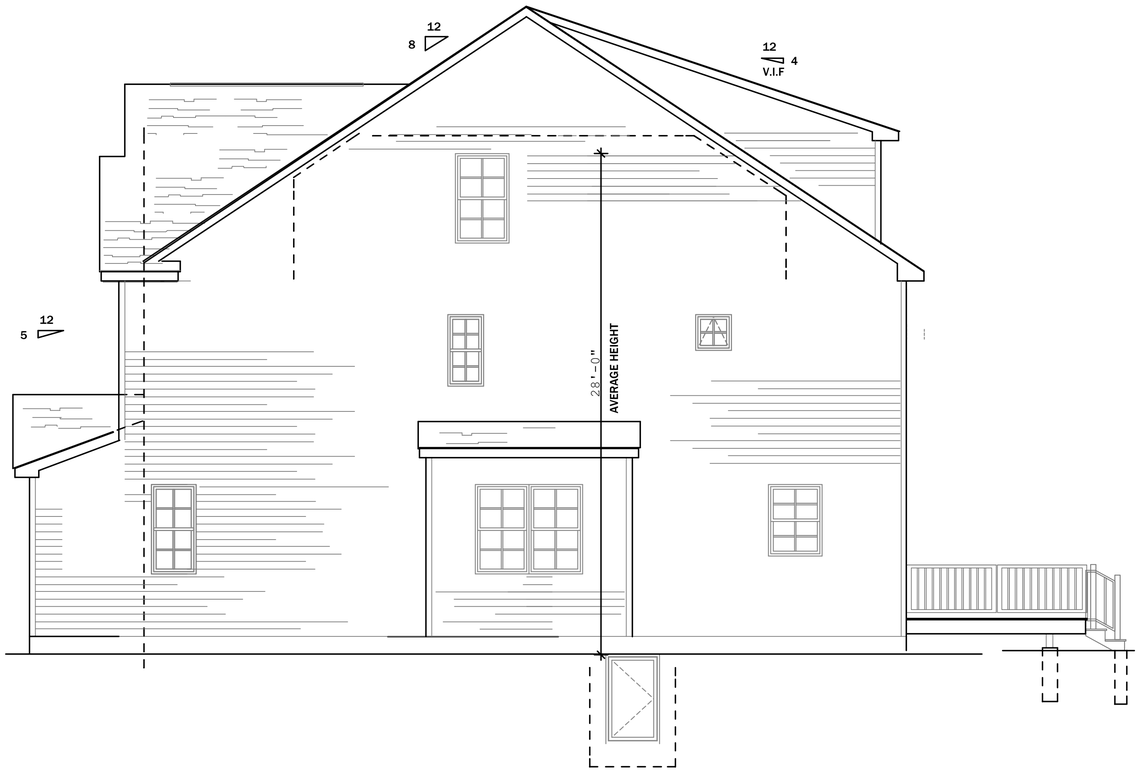
MECKA PROPERTIES

42-46 MAPLE STREET

CONSHOHOCKEN, PA

.DRAWING NO

SK1



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

FRONT ELEVATION

SCALE 1/4" = 1'-0 "

DATE	DWN
7/11/25	JRB

REVISIONS

BETTS DESIGN GROUP, LLC

31202 NORTH GRANITE REEF ROAD

SCOTTSDALE, AZ 85266

JOHN@JRBETTSARCHITECTURE.COM

SHEET TITLE

PROPOSED RE-CONSTRUCTED TOWNHOMES

MECKA PROPERTIES

38 MAPLE STREET

CONSHOHOCKEN, PA

.DRAWING NO

SK1

FRONT ELEVATION

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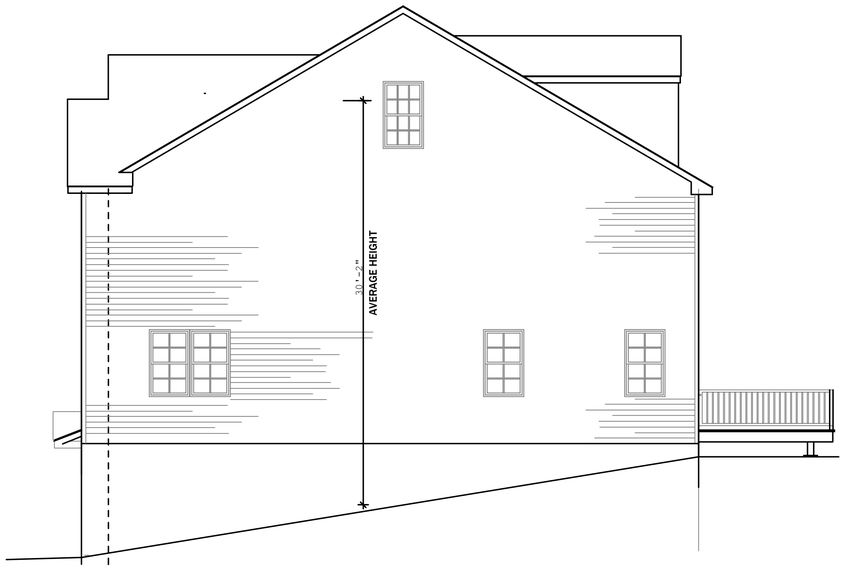

RIGHT SIDE ELEVATION

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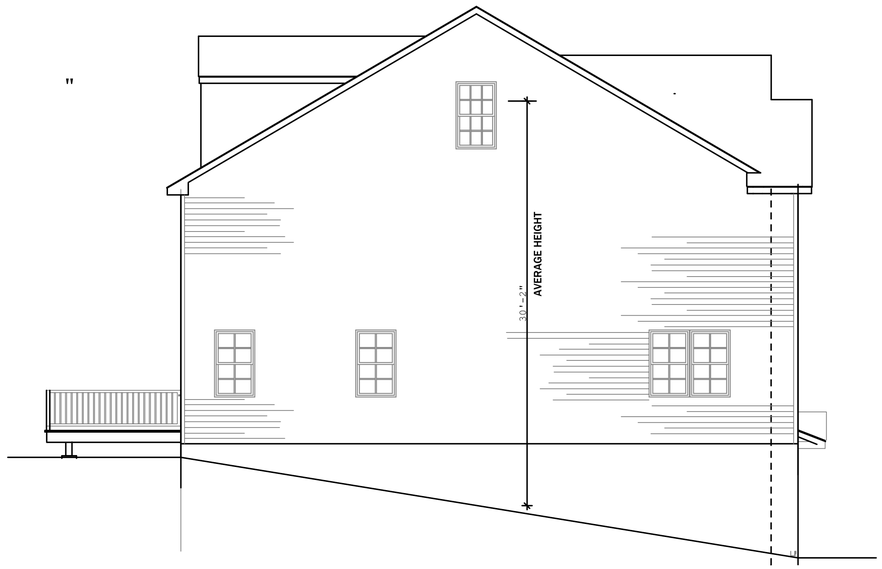

LEFT SIDE ELEVATION

SCALE 3/16" = 1'-0 "

DATE	DWN
7/11/25	JRB

REVISIONS

BETTS DESIGN GROUP, LLC
31202 NORTH GRANITE REEF ROAD
SCOTTSDALE, AZ 85266
JOHN@JRBETTSARCHITECTURE.COM

SHEET TITLE

PROPOSED NEW TOWNHOMES
MECKA PROPERTIES
LOTS 5-10 WOOD STREET
CONSHOHOCKEN, PA

.DRAWING NO

SK1

FRONT ELEVATION

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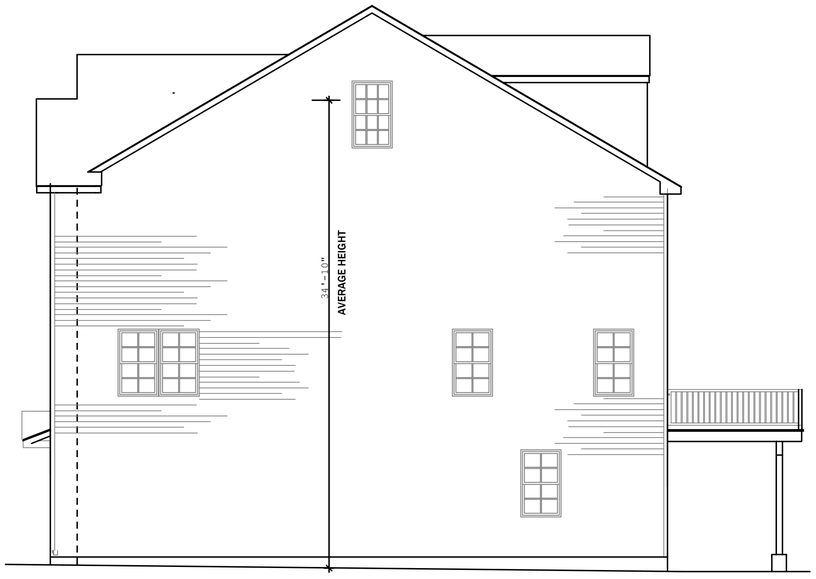

RIGHT SIDE ELEVATION

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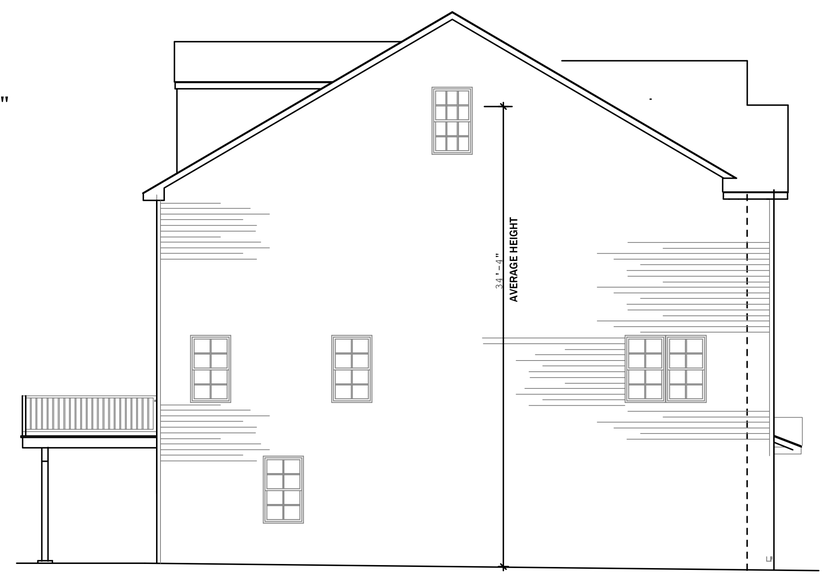


LEFT SIDE ELEVATION

SCALE 3/16" = 1'-0 "

DATE	DWN
7/11/25	JRB

REVISIONS

BETTS DESIGN GROUP, LLC

31202 NORTH GRANITE REEF ROAD

SCOTTSDALE, AZ 85266

JOHN@JRBETTSARCHITECTURE.COM

SHEET TITLE

PROPOSED NEW TOWNHOMES

MECKA PROPERTIES

LOTS 11-16 WOOD STREET

CONSHOHOCKEN, PA

.DRAWING NO

SK1

Engineering, Inc.

Civil Engineers • Land Surveyors

EROSION & SEDIMENT CONTROL AND POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN NARRATIVE

FOR THE

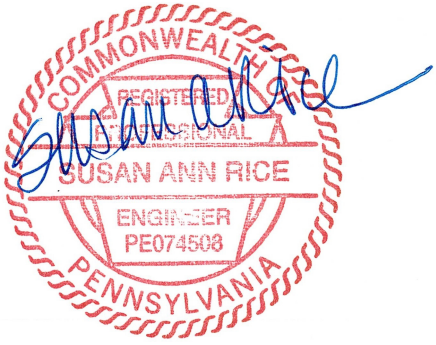
MAPLE STREET PROPERTIES
CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

PREPARED FOR

MECKA PROPERTIES LLC
3117 HAYES ROAD
EAST NORRITON, PA 19403

PREPARED BY

S.T.A. ENGINEERING, INC.
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200



PROJECT #6281

JANUARY 5, 2026
REVISED: MAY 11, 2026

EROSION & SEDIMENT CONTROL AND
POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN NARRATIVE

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- Site Map
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- Municipal Stormwater Management
- Discharge Waters – If Impaired or has a TMDL

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- Erosion and Sediment Control (E&S) Module 1 Form
- Project Soils and Limitations
- E&S Calculation and Design Sheets

POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM)

- Post-Construction Stormwater Management (PCSM) Module 2 Form
- PCSM Spreadsheet
  - General Worksheet
  - Volume Worksheet
  - Peak Rate Worksheet
  - Water Quality Worksheet

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- Design Calculations & Summary

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- Infiltration Test Report Prepared by VW Consultants, LLC

APPENDIX C - PEAK RATE SUPPORTING DATA

- Overall Watershed Calculations
- Summary of Peak Flows
- Pre-Development Shed Routing Calculations
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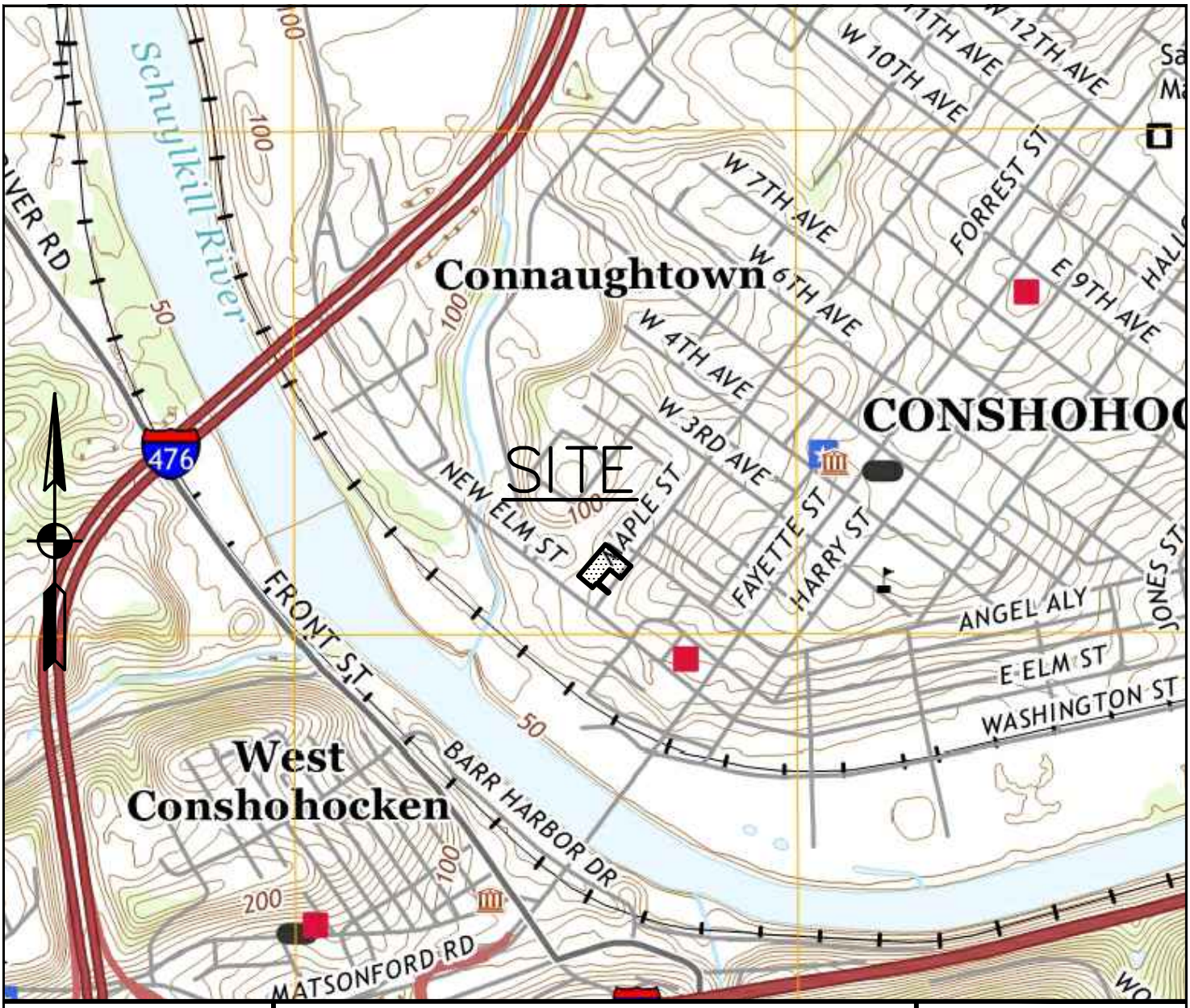
APPENDIX D – EROSION POTENTIAL ANALYSIS

APPENDIX E – THERMAL IMPACT ANALYSIS

APPENDIX F - STORM SEWER CALCULATIONS

APPENDIX G - DRAINAGE MAPS (INCLUDED IN BACK POCKET)



NORRISTOWN
U.S.G.S. QUADRANGLE

SITE LOCATION MAP

MAPLE STREET PROPERTIES

PREPARED FOR

MECKA PROPERTIES LLC

SITE SITUATE IN

CONSHOHOCKEN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=1000'	K.E.D.	S.A.R.	1 OF 1
	PROJECT NUMBER 6281	DWG. NUMBER 6281SMAP	

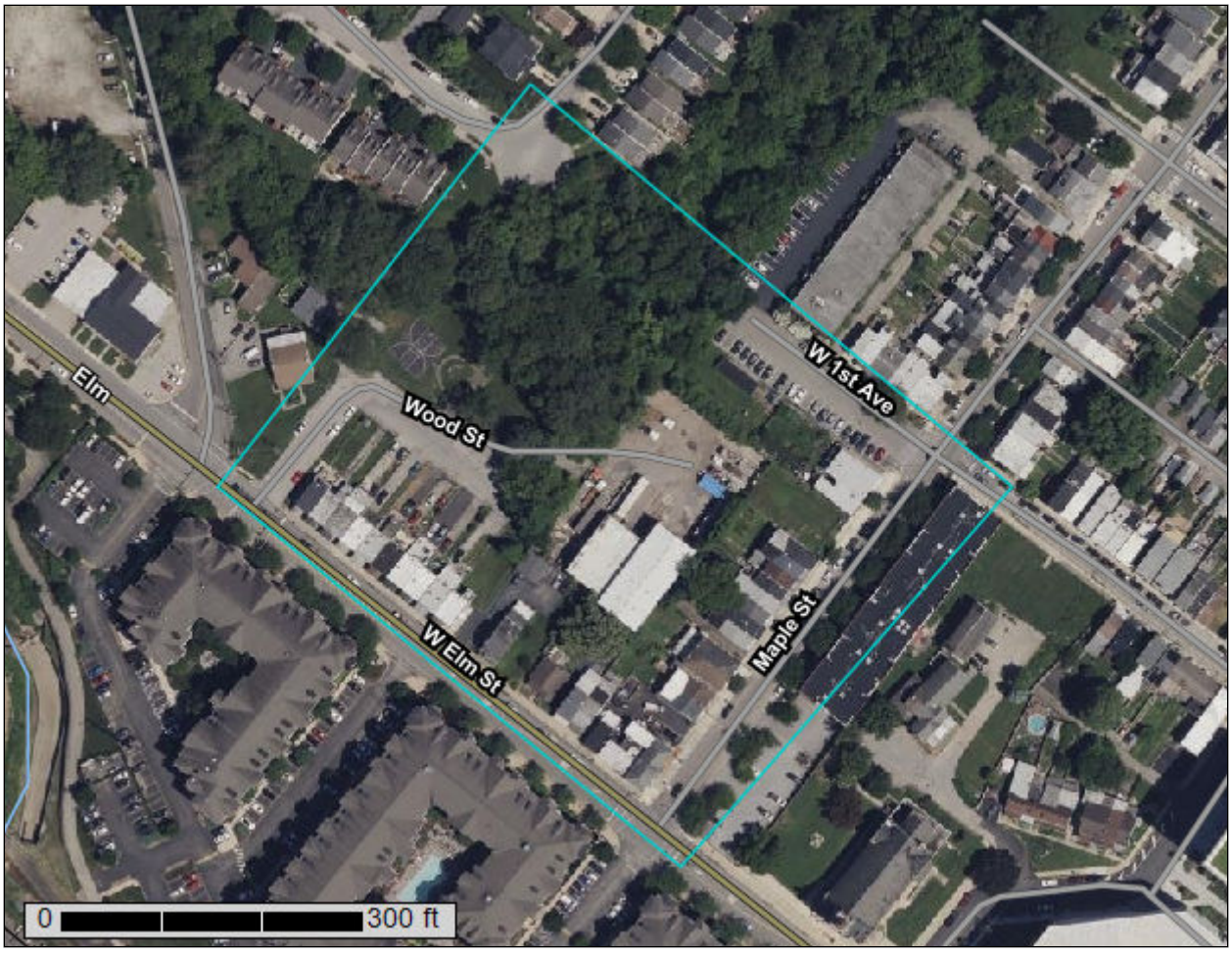
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Montgomery County, Pennsylvania



January 20, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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Map Unit Descriptions.....11
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,010 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

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
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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 20, Sep 4, 2025

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
UugD	Urban land-Udorthents, schist and gneiss complex, 8 to 25 percent slopes	7.1	100.0%
Totals for Area of Interest		**7.1**	**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,

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

UugD—Urban land-Udorthents, schist and gneiss complex, 8 to 25 percent slopes

Map Unit Setting

National map unit symbol: 2dtz8
Elevation: 200 to 2,000 feet
Mean annual precipitation: 35 to 55 inches
Mean annual air temperature: 45 to 61 degrees F
Frost-free period: 110 to 235 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Urban Land

Setting

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

Typical profile

C - 0 to 6 inches: variable

Properties and qualities

Slope: 8 to 25 percent
Depth to restrictive feature: 10 to 99 inches to lithic bedrock
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

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

Description of Udorthents, Schist And Gneiss

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Interfluve, nose slope, side slope
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Parent material: Graded areas of schist and/or gneiss

Typical profile

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

Properties and qualities

Slope: 8 to 25 percent
Depth to restrictive feature: 20 to 70 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 60 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.8 inches)

Interpretive groups

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

Minor Components

Edgemont

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

Glenville

Percent of map unit: 1 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Head slope, side slope
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Hydric soil rating: No

Baile

Percent of map unit: 1 percent
Landform: Depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: Yes

Gladstone

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

Glenelg

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

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INTRODUCTION:

This Erosion & Sediment Control and Post-Construction Stormwater Management Plan Narrative and the accompanying plans have been prepared by agents under the supervision of Susan A. Rice, a registered professional engineer in Pennsylvania. Ms. Rice is employed with S.T.A. Engineering, Inc. and has been responsible for the preparation of plans and supporting documentation concerning the design and development of residential, commercial and industrial property since 1993 and, as such, has been involved in the control of runoff and its accompanying erosion for a similar period. Ms. Rice obtained a Bachelor's degree from Lehigh University in 1993 and received her Master's Degree of Water Resources and Environmental Engineering from Villanova University in 2001.

SITE LOCATION AND DESCRIPTION OF DEVELOPMENT:

The subject tracts consist of a total of 1.01-acres, situate in Conshohocken Borough, Montgomery County, Pennsylvania located along the northwest corner of the intersection of W. 1st Avenue and Maple Street. The tract is zoned "BR-2" – Borough Residential District Two.

The past, including the past 50 years, land use consisted of three (3) single-family attached residences, a vacant lot and a recycling facility. The tract is to be developed with three (3) proposed single-family attached dwelling lots that will replace the three (3) existing dwelling lots, one (1) proposed single-family detached dwelling lot and twelve (12) proposed single-family attached dwelling lots. All existing dwellings, buildings, structures and paving is to be removed. Access will be provided via an individual driveway off of Maple Street for the single-family detached lot and an extension of Wood Street to access the twelve (12) proposed single-family attached lots. Access for the three (3) existing single-family attached lots that are to be replaced will remain the same as prior to development. Public water and sewer will serve the site.

The site drains to Plymouth Creek *(WWF)*, which is located within the Delaware River Basin, within the Schuylkill River Sub-Basin.

The site has been analyzed at one (1) POI which is located at the most downstream point of disturbance at Wood Street.

MUNICIPAL STORMWATER MANAGEMENT:

The effect of post-development runoff from the proposed construction was analyzed to be in compliance with the Conshohocken Borough Stormwater Management requirements found in Chapter 19.

Hydraflow Hydrographs 2025 was used for the hydrologic analysis and stormwater facility design. All calculations are based on the SCS Method and TR-55 (time of concentration) methodology. For pre-development cover calculations, 20% of impervious surface areas are considered meadow in good condition.

Storm pipes are designed to convey at a minimum, flows from a 100-year frequency, 24-hour duration, design storm.

Refer to the chart on the following page for impervious areas used for stormwater management calculations.

Maple Street Properties
1/5/2026; Rev. 5/11/2026

LOT NO	PROP. LOT AREA (S.F.)	40% MAXIMUM BUILDING COVERAGE (S.F.)	PROPOSED BUILDING COVERAGE - SHOWN ON PCSM PLAN (S.F.)	PROPOSED DRIVEWAY (S.F.)	PROPOSED PORCH/WALK (S.F.)	PROPOSED PATIO (S.F.)	PROPOSED SIDEWALK (S.F.)	PROPOSED IMPERVIOUS AS SHOWN ON THE PCSM PLANS* (S.F.)	60% MAXIMUM IMPERVIOUS COVERAGE (S.F.)
1	1,656	662	828	0	0	100	0	928	**994**
2	1,656	662	828	0	0	100	0	928	**994**
3	2,116	846	828	0	0	100	0	928	**1,270**
4	4,112	1,645	1,176	205	50	150	0	1,581	**2,467**
5	3,320	1,328	900	435	35	0	135	1,505	**1,992**
6	2,459	984	900	435	35	0	100	1,470	**1,475**
7	2,459	984	900	435	35	0	100	1,470	**1,475**
8	2,458	983	900	435	35	0	100	1,470	**1,475**
9	2,458	983	900	435	35	0	100	1,470	**1,475**
10	3,316	1,326	900	435	35	0	145	1,515	**1,990**
11	3,317	1,327	900	435	35	0	135	1,505	**1,990**
12	2,459	984	900	435	35	0	100	1,470	**1,475**
13	2,459	984	900	435	35	0	100	1,470	**1,475**
14	2,459	984	900	435	35	0	100	1,470	**1,475**
15	2,459	984	900	435	35	0	100	1,470	**1,475**
16	3,208	1,283	900	245	50	0	195	1,390	**1,925**
	Total:								**25,423**

***Decks shown on Lots 5-16 are raised with no concrete pad below and are not counted towards the total shown impervious.**

	S.F.	AC.
Design Maximum Impervious Cover	**25,423**	**0.58**
Proposed Road / Existing Road / Parking within LOD	**12490**	**0.29**
Proposed Path	**1,605**	**0.04**
Proposed Sidewalk (off-site)	**1,510**	**0.03**
Total Impervious Coverage (within LOD) for Stormwater Design	**41,028**	**0.94**

Volume Controls Requirements Section 19-303

- *§ 19-303.3.A.(2)(a) - Existing (predevelopment) nonforested pervious area must be considered meadow in good condition*
- *§ 19-303.3.A.(2)(b) - Twenty percent of existing impervious area, when present, shall be considered meadow in good condition in the model for existing conditions.*
- *§ 19-303.3.A.(2)(c) - Runoff volume must be calculated for each land use type and soil. The use of a weighted CN value for volume calculations is not acceptable.*

§ 19-303.1 – Volume controls will mitigate increased runoff impacts, protect stream channel morphology, maintain groundwater recharge and contribute to water quality improvements. Stormwater runoff volume control methods are based on the net change in the runoff volume for the two-year storm event.

Existing Conditions Volume: 14,789 c.f.
Developed Conditions Volume: 16,452 c.f.

Required Volume: 1,664 c.f.

Provided Volume: 3,309 c.f. (storage provided in SCM 001 & 002)

§ 19-303.3. – Water volume controls shall be implemented using the Design Storm Method in Subsection A or the Simplified Method in Subsection B below. For regulated activity areas equal or less than one acre that do not require hydrologic routing to design the stormwater facilities, this chapter establishes no preference for either methodology; therefore, the applicant may select either methodology on the basis of economic considerations, the intrinsic limitations on applicability of the analytical procedures associated with each methodology and other factors. All regulated activities greater than one acre and those that require hydrologic routing to design the stormwater storage facilities must use the Design Storm Method.

Soil Cover Complex Method:

Step 1: Runoff (in) = $Q = (P-0.2\ S)^2/(P + 0.8S)$

P = Two-year rainfall (inches)
P = 3.28 inches

S = (1,000 / CN) – 10, the potential maximum retention
S = (1,000 / 98) – 10 = 0.20

$Q = (P-0.2\ S)^2/(P + 0.8S)$
$Q = (3.28-0.2 \times 0.2)^2/(3.28 + 0.8 \times 0.2) = 3.05$

Step 2: Runoff Volume (cubic feet) = Q x Area x 1/12

Q = Runoff (inches)
Q = 3.05 inches
Area = Stormwater management area (square feet)
Area = 1,476 s.f. (provided in SCM 001 & 002)

Required Runoff Volume = (3.05)(1,476)(1/12) = 375 c.f.
Runoff Volume Provided = 3,309 c.f. (storage provided in SCM 001 & 002)

Rate Controls Requirements Section 19-304:

Post-development discharge rates shall not exceed the predevelopment discharge rates for the one-, two-, five-, ten-, twenty-five-, fifty-, and 100-year, twenty-four-hour storm events. If it is shown that the peak rates of discharge indicated by the post-development analysis are less than or equal to the peak rates of discharge indicated by the predevelopment analysis for one-, two-, five-, ten-, twenty-five-, fifty-, and 100-year, twenty-four-hour storms for each point of interest, then the requirements of this section have been met. Otherwise, the applicant shall provide additional controls as necessary to satisfy the peak rate of discharge requirement.

Two proposed underground infiltration beds will be used to ensure that post-development peak flow rates meet the requirements above and provide for the required volume control and water quality. The proposed underground infiltration beds are proposed as StormTank modules or approved equal.

CHAPTER 93 STREAM DESIGNATION:

Plymouth Creek is the receiving watercourse in the Schuylkill River Watershed. The Chapter 93 classification for Plymouth Creek is WWF. The Category 4 classification for Plymouth Creek is impaired for aquatic life due to urban runoff/storm sewers – cause unknown, flow regime modification, siltation; channelization – habitat alterations; habitat modification – other than hydromodification – habitat alterations. Plymouth Creek has a TMDL according to Category 5 of the PA Integrated Water Quality Monitoring and Assessment Report due to siltation.

The E&S and PCSM plans employ numerous temporary and permanent SCM's both during and after construction in order to address the impairments associated with the receiving watercourse.

Temporary E&S controls such as a tire cleaner and compost filter socks are utilized to remove suspended solids from stormwater runoff before leaving the site. The compost filter sock discharges to existing established vegetation and is the last device in the treatment train of SCM's used on the site in order to protect the receiving watercourse from erosion and siltation.

Permanent structural PCSM SCM's such as underground infiltration beds are utilized to reduce runoff volume and improve water quality by removing pollutants and sediment prior to discharge to the receiving watercourse.

The following ABACT SCM's have been selected to further address the impairments for the receiving watercourse:

E&S Plan:
Non-discharge SCM's:

- Limit the extent and duration of disturbance

Treatment SCM's:

- Rock Construction Entrance
- Pumped Water Filter Bag with Compost Sock Ring
- Pumped Water Filter Bag with Sump Pit
- Compost Filter Sock
- Immediate Stabilization

PCSM Plan:

Non-Discharge SCM's:

- Infiltration – SCM 001 & 002

Treatment SCM's:

- Infiltration – SCM 001 & 002

  The underground infiltration beds are designed to manage post-development stormwater runoff peak flows and volume and ensure that peak rates and volume are less than pre-development for the 2-year design storm. The SCMs are designed to improve water quality and reduce pollutant discharge from the site.

Engineering, Inc.
Civil Engineers • Land Surveyors

EROSION & SEDIMENT CONTROL (E&S) MODULE 1 FORM

FOR THE

MAPLE STREET PROPERTIES
CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

PREPARED FOR

MECKA PROPERTIES LLC
3117 HAYES ROAD
EAST NORRITON, PA 19403

PREPARED BY

S.T.A. ENGINEERING, INC.
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200

PROJECT #6281

JANUARY 5, 2026
REVISED: MAY 11, 2026

Pennsylvania Department of Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES EROSION AND SEDIMENT CONTROL (E&S) MODULE 1

Applicant: **Mecka Properties LLC** Project Site Name: **Maple Street Properties**

E&S PLAN INFORMATION

1. Describe the existing topographic features of the project site and the immediate surrounding area.

   The entire site slopes from the intersection of Maple Street and West First Avenue towards the western property line.

2. a. Complete the following table for soils present at the project site or attach a separate table.

Map Unit Symbol	Map Unit Name	Acres	HSG	% of Disturbed Area	Site-Specific Limitation	Hydric
UugD	**Urban Land Udorthents**	**1.70**	**D**	**100**	☐	☐
					☐	☐
					☐	☐
					☐	☐

   b. If there are any site-specific soil limitations identified in the table above, discuss how the E&S Plan was designed to address those limitations.

   See attached sheet

   c. If hydric soils are present, is a wetland determination attached to this module? ☐ Yes ☐ No ☒ N/A

   If No, explain: _____

   d. If wetlands are found to be present, are a wetland delineation report and plan drawings showing the wetland boundary attached to this module? ☐ Yes ☐ No ☒ N/A

   e. Was environmental due diligence conducted for on-site soils to be disturbed? ☐ Yes ☒ No

   f. If on-site soils are known to be contaminated, 1) identify the pollutants exceeding Act 2 standards, 2) identify the extent of soil contamination on an E&S Plan Drawing that is attached to this module, and 3) describe the methods that will be used to avoid or minimize disturbance of the contaminated soils in the space provided below or separate sheet.

   Soils are not known to be contaminated.

3. Describe the characteristics of the earth disturbance activity, including the past (at least 50 years ago), present (within the past five (5) years) and proposed land uses and the proposed alteration to the project site.

   The past, including the past 50 years, land use consisted of three (3) single-family attached residences, a vacant lot and a recycling facility. The tract is to be developed with three (3) proposed single-family attached dwelling lots that will replace the three (3) existing dwelling lots, one (1) proposed single-family detached dwelling lot and twelve (12) proposed single-family attached dwelling lots.

4. Describe the volume and rate of runoff from the project site and its upstream watershed area.

   Stormwater management BMPs are designed to manage peak flows from the 2-, 10-, 50- and 100-year design storms and manage the volume for the 2-year increase. Off-site area that flows through the site will continue in the same manner as pre-development. During construction stormwater runoff flows to proposed filter sock before leaving the site.

5. Check boxes to indicate all BMPs that will be installed or implemented, indicate the number of BMPs on the project site, and describe any deviations from the E&S Manual.

E&S BMPs	No. BMPs	Deviation(s) from E&S Manual
☒ Rock Construction Entrance	**1**	**additional 50 feet of 2RC in non-special protection watersheds**
☐ Rock Construction Entrance with Wash Rack		
☐ Rumble Pad		
☐ Wheel Wash		
☐ Temporary/Permanent Access Roads		
☐ Waterbar		
☐ Broad-based Dip		
☐ Open-top Culvert		
☐ Water Deflector		
☐ Roadside Ditch		
☐ Ditch Relief Culvert		
☐ Turnout		
☐ Compost Sock Sediment Trap		
☐ Temporary/Permanent Stream Crossing		
☐ Temporary/Permanent Wetland Crossing		
☐ Turbidity Barrier (Silt Curtain)		
☐ Dewatering Work Areas		
☒ Pumped Water Filter Bag	**1**	**surrounded by compost sock ring or in conjunction with a sump pit**
☒ Sump Pit	**1**	**N/A**
☒ Concrete Washout	**1**	**N/A**
☒ Compost Filter Sock	**2**	**N/A**
☐ Compost Filter Berm		
☐ Weighted Sediment Filter Tube		
☐ Silt Fence (Filter Fabric Fence)		
☐ Reinforced Silt Fence		
☐ Super Silt Fence		

E&S BMPs	No. BMPs	Deviation(s) from E&S Manual
☐ Sediment Filter Log (Fiber Log)		
☐ Wood Chip Filter Berm		
☐ Straw Bale Barrier		
☐ Rock Filter		
☐ Vegetative Filter Strip		
☐ Inlet Filter Bag		
☐ Stone Inlet Protection		
☐ Runoff Conveyance (Channel)		
☐ Bench		
☐ Top-of-Slope Berm		
☐ Temporary Slope Pipe		
☐ Sediment Basin		
☐ Sediment Trap		
☐ Riprap Apron		
☐ Flow Transition Mat		
☐ Stilling Basin (Plunge Pool)		
☐ Stilling Well		
☐ Energy Dissipater		
☐ Drop Structure		
☐ Earthen Level Spreader		
☐ Structural Level Spreader		
☐ Surface Roughening		
☒ Vegetative Stabilization	**1**	**N/A**
☒ Erosion Control Blanket	**1**	**N/A**
☐ Soil Binders		
☐ Sodding		
☐ Cellular Confinement Systems		
☐ Alternative:		
☐ Alternative:		

6.	☒	E&S Plan Drawings have been developed for the project and are attached to the NOI/application.
7.	☒	All applicable Standard E&S Worksheets from Appendix B of the E&S Manual, or other calculations equivalent to Appendix B Worksheets, have been completed and are attached to the NOI/application.
8.	☒	Supporting E&S BMP calculations are attached to the NOI/application.
9.	☒	A complete sequence of BMP installation and removal in relation to the scheduling of earth disturbance activities, prior to, during and after earth disturbance activities, that ensures the proper functioning of all BMPs is provided on the E&S Plan Drawings.
10.	☒	A cut/fill balance sheet with soil volumes identified is attached.
11.	☒	BMPs will be inspected on a weekly basis and after measurable storm events (i.e., at least 0.25 inch).
12.	☒	The following information relating to temporary stabilization measures is identified on the E&S Plan Drawings: 1) vegetative species, 2) % pure live seed, 3) seed application rate, 4) fertilizer type, 5) fertilizer application rate, 6) mulch type, 7) mulching rate, and 8) liming rate.
13.	☒	The following information relating to permanent stabilization measures is identified on the E&S Plan Drawings: 1) vegetative species, 2) % pure live seed, 3) seed application rate, 4) fertilizer type, 5) fertilizer application rate, 6) mulch type, 7) mulching rate, 8) liming rate, 9) anchor material, 10) anchoring method, 11) rate of anchor material application, 12) topsoil placement depth, and 13) seeding season dates.
14.	☒	The procedures that will be taken to ensure that recycling or disposal of materials associated with or from the project site will be conducted properly is described on the E&S Plan Drawings.
15.	☒	The E&S Plan has been planned, designed, and will be implemented to be consistent with the PCSM Plan.
16.	☐	The project includes existing and/or proposed riparian forest buffers as shown on the E&S / PCSM Plan Drawings.
17.	☐	Construction dewatering is expected and BMPs for treating this water are shown on E&S Plan Drawings.

18. Identify the presence of any naturally occurring geologic formations or soil conditions that may have the potential to cause pollution during earth disturbance activities below. If such formations or conditions exist, identify BMPs on the E&S Plan Drawings that will be implemented to avoid or minimize potential pollution. (Enter "N/A" if not applicable).

    To the best of our knowledge, no geological formations or soil conditions having the potential to cause pollution to surface waters exist at the site.

19. Identify whether the potential exists for thermal impacts to surface waters from the earth disturbance activity below. If such potential exists, identify BMPs on the E&S Plan Drawings that will be implemented to avoid, minimize, or mitigate potential thermal impacts.

    During construction stormwater runoff is filtered through on-site BMP's to the maximum extent possible to avoid thermal impacts. Runoff is filtered through compost filter socks providing an opportunity for water to cool before reaching the existing stream channel.

E&S PLAN DEVELOPER

☒ I am trained and experienced in E&S control methods.

No. years of experience preparing E&S Plans: **25**

☒ I am a licensed professional.

☐ I am a certified E&S professional.

Name:	Susan A. Rice, P.E.	Title:	Project Engineer
Company:	S.T.A. Engineering, Inc.	Phone No.:	215-679-0200
Address:	2499 Knight Road	Email:	srice@stotac.com
City, State, ZIP:	Pennsburg, PA 18073	License No.:	PE074508
License Type:	Professional Engineer	Cert. No.:	
Cert. Type:		Exp. Date:	9/30/2027

Susan A. Rice

E&S Plan Developer Signature

5-11-2026

Date

LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS (Absence of an X does not mean "No Potential Limitation")
NOTE: THIS IS NOT NECESSARILY AN ALL–INCLUSIVE LIST.

SOIL NAME	SOIL SYMBOL	DEPTH TO SEASONAL HIGH WATER TABLE	DEPTH TO BEDROCK	REACTION (pH)	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDRIC/ HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK – SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
Urban Land Urorthents	UugD	6.7+	1.7 – 8.3	4.5 – 8.4 4.5 – 8.4	X	C/S	X	X				X	X		X	X				

Limitations for site soils will be resolved as suggested in the following table:

CHARACTERISTICS	**RESOLUTIONS**
SHALLOW DEPTH TO SEASONAL HIGH-WATER TABLE/WETNESS	PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITY EFFECTIVE SITE GRADING UNDERDRAINS WITHIN ROADWAYS, AS NEEDED BASEMENT DRAINS AND SUMP PUMPS
SHALLOW DEPTH TO BEDROCK	LIMIT EXCAVATION DEPTHS WHERE POSSIBLE. PERFORM BLASTING WHERE RIPPER TEETH ON EXCAVATING EQUIPMENT CANNOT REMOVE MATERIAL BY MECHANICAL MEANS
HIGH ACIDITY (ph LOWER THAN 5.5)	SOIL TESTS INCREASE SOIL NUTRIENTS ADJUSTING SOILph SELECT TOLERANT SPECIES FERTILIZE-MULCH-LIME
CUTBANKS CAVE	FOLLOW OSHA STANDARDS AND REGULATIONS AT ALL TIMES SAFEGUARD WORKERS DURING TRENCHING AND EXCAVATION OPERATIONS
CORROSIVE TO CONCRETE/STEEL	COAT UNDERGROUND PIPES, CONDUITS AND TANKS WITH NON-CORROSIVE MATERIALS
DROUGHTY	SELECT TOLERANT SPECIES WATERING WHERE NECESSARY
EASILY ERODIBLE	DISCHARGE TO EROSION AND SEDIMENT CONTROL BMP STABILIZE SLOPES AND CHANNELS WITH EROSION CONTROL MATTING AND VEGETATION STABILIZE DISTURBED AREAS IMMEDIATELY
HYDRIC INCLUSIONS	DELINEATE WETLANDS PROTECT WETLANDS OBTAIN PERMIT(S)
LOW STRENGTH/LANDSLIDE PRONE SHRINK/SWELL	USE SUITABLE MATERIAL THAT COMPLIES WITH COMPACTION REQUIREMENTS AND MINIMIZES EROSION PROPERLY DRAIN AND COMPACT SOILS FOLLOW OSHA GUIDELINES
SLOW PERCOLATION	SOIL AMENDMENTS MRC STORMWATER MANAGEMENT FACILITIES
PIPING	USE ALTERNATE SOILS FOR BACKFILL USE CONCRETE CRADLE, ANTI-SEEP COLLAR, FILTER DIAPHRAM OR OTHER ACCEPTABLE DEVICE WHEN BACKFILLING AROUND BASIN OUTFALL PIPES
POOR SOURCE OF TOPSOIL	SOIL TESTS TO DETERMINE IF AMENDMENTS ARE NEEDED IMPORT GOOD TOPSOIL
WINTER GRADING FROST ACTION	SELECT FILL MATERIAL FROM OTHER AREAS OF SITE LIMIT EARTH MOVING ACTIVITIES IN WINTER MONTHS DO NOT PERFORM GRADING IN FROZEN SOILS
POTENTIAL SINKHOLE	PERFORM SOIL PREPARATION ACTIVITES – WICK DRAIN AND DYNAMIC COMPACTION – TO PREPARE SITE FOR CONSTRUCTION

Cut/Fill Report

Generated: 2026-05-22 16:23:12
By user: Jose
Drawing: P:\6281\P:\6281\CUT-FILL.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
CUT FILL	full	1.000	1.000	43109.35	~~1457.76~~ 1681.76**	2678.16	~~1220.40<Fill>~~ 996.4 <Fill>**

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	43109.35	~~1457.76~~ 1681.76**	2678.16	~~1220.40<Fill>~~ 996.4 <Fill>**

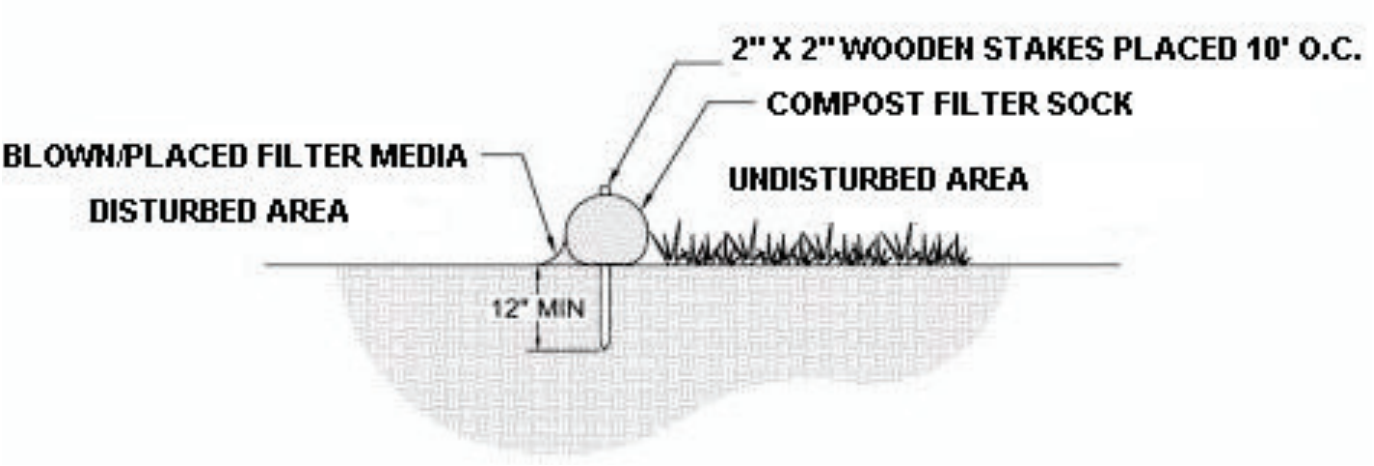
* Value adjusted by cut or fill factor other than 1.0

**Value adjusted to account for underground SCMs

E&S CALCULATION AND DESIGN SHEETS

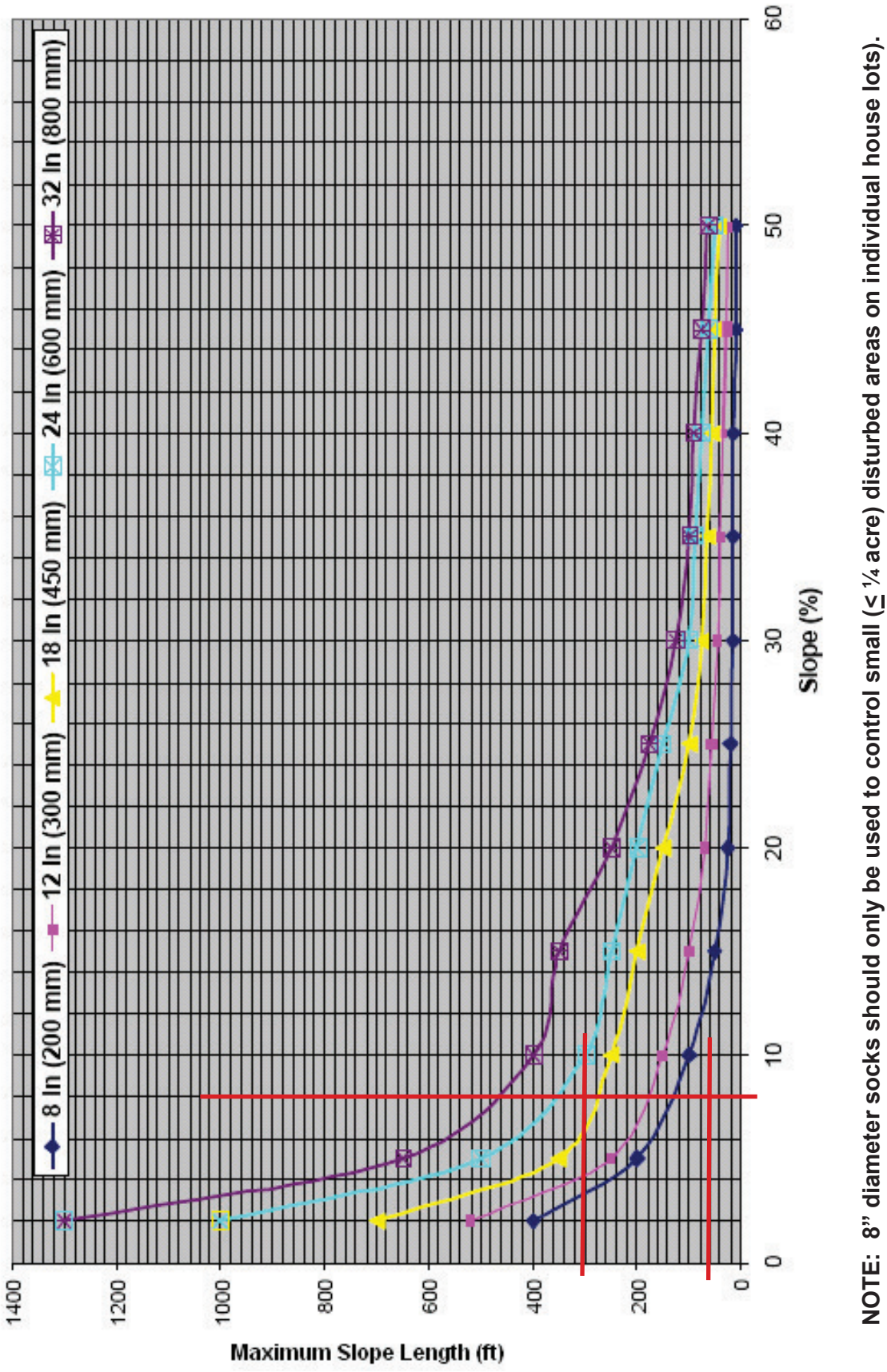
STANDARD E&S WORKSHEET #1
Compost Filter Socks

PROJECT NAME: Maple Street Properties
LOCATION: Conshohocken Borough
PREPARED BY: KED DATE: 1-5-2026; Rev. 5-11-2026
CHECKED BY: _____ DATE: _____



SOCK NO.	Dia. In.	LOCATION	SLOPE PERCENT	SLOPE LENGTH ABOVE BARRIER (FT)
1	24	Below Parking Lot	8%	340 Ft.
2	24	Below Lot 16	8%	270 Ft.

FIGURE 4.2
MAXIMUM PERMISSIBLE SLOPE LENGTH ABOVE COMPOST FILTER SOCKS



NOTE: 8" diameter socks should only be used to control small (≤ ¼ acre) disturbed areas on individual house lots).

Adapted from Filtrexx

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: S.T.A. Engineering, Inc. - Susan A. Rice, P.E.

FORMAL EDUCATION:

Name of College or Technical Institute: Villanova University

Curriculum or Program: Master of Science, Water Resources & Environmental Engineering

Dates of Attendance: **From:** 1994 **To:** 2001

Degree Received Master of Science

OTHER TRAINING:

Name of Training:	E&S Manual Training & Seminars	
Presented By:	PaDEP	
Date:	2012 through present	

EMPLOYMENT HISTORY:

Current Employer:	S.T.A. Engineering, Inc.
Telephone:	215-679-0200 ext. 233
Former Employer:	N/A
Telephone:	

RECENT E&S PLANS PREPARED:

Name of Project:	B&H Investments LP	Soltys Schuylkill Road	Stonebrook at Upper Merion
County:	Montgomery	Chester	Montgomery
Municipality:	Franconia Township	East Vincent Township	Upper Merion Township
Permit Number:	PAC460301	PAD150128	PAC460449
Approving Agency:	MCCD	CCCD/PaDEP	MCCD

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors

POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) MODULE 2 FORM

FOR THE

MAPLE STREET PROPERTIES
CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

PREPARED FOR

MECKA PROPERTIES LLC
3117 HAYES ROAD
EAST NORRITON, PA 19403

PREPARED BY

S.T.A. ENGINEERING, INC.
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200

PROJECT #6281

JANUARY 5, 2026
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Pennsylvania Department of Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

Discharges of Stormwater Associated with Construction Activities
Post-Construction Stormwater Management (PCSM) Module 2

Applicant: **Mecka Properties LLC** Project Site Name: **Maple Street Properties**

Pre-Development Site Characterization

1. Was a pre-development site characterization completed for this project? ☒ Yes ☐ No

   If Yes, describe the activities undertaken.

   Infiltration testing was performed by VW Consultants, LLC.

2. No. Test Pits completed: 4 No. Boreholes completed: N/A

3. Number of Infiltration Tests completed: 4 Method(s): DRI

4. Project Site Area: 1.7 acres Area investigated for infiltration capabilities: 1.7 acres

5. DEP's Pre-Development Site Characterization Spreadsheet has been completed and is attached. ☒ Yes ☐ No

6. The infiltration potential of the site is: ☐ Limited ☐ Marginal ☒ Feasible ☐ Not Recommended

7. If the infiltration potential of the site is limited or is otherwise not advised, explain the limitations.

8. Is the project site located in an area with known karst features? ☐ Yes ☒ No

   If Yes, was a subsurface geotechnical investigation conducted and is a report attached? ☐ Yes ☐ No

9. Are there natural stormwater features on-site that will be protected? ☐ Yes ☒ No

   If Yes, describe the features and any increase or decrease in stormwater runoff volume to the features.

POINTS OF ANALYSIS (POAS)				
1. Identify all POAs used for the stormwater analysis and provide the information requested. All runoff from the site must be accounted for.				
POA No.	**Latitude**	**Longitude**	**DA (acres)**	**Surface Water Name**
001	40.07515	-75.31104	1.65 ac.	Plymouth Creek

PCSM SCM Inventory

1. Identify all PCSM SCMs planned for the project site and provide the information requested.

SCM ID	SCM Name	Latitude	Longitude	DA Treated (acres)	Infiltration?	Factor of Safety	Design Infiltration Rate or Ksat (in/hr)
001	Infiltration Bed	40.07542	-75.30932	0.26	☒	2	4.13
002	Infiltration Bed	40.07549	-75.0942	0.06	☒	2	3.00
					☐		
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2. Area not treated by an SCM, Earth Disturbance Area (acres): 1.33 Area not treated by an SCM, Project Site Area (acres): 1.33

3. ☐ One or more SCMs will be located off-site. SCM IDs:

PCSM SCM Inventory

4. For each infiltration-based SCM identified in Question #1, provide the information requested or attach separate sheets with this information.

SCM ID: See Attached Sheet ☒ **Separate sheets attached**

Test Pit / Boring ID	Ground Surface Elevation (ft msl)	Proposed SCM Invert Elevation (ft msl)	Test Pit / Boring Bottom Elevation (ft msl)	Limiting Zone Elevation (ft msl)	Limiting Zone Type	Infiltration Test ID	Infiltration Test Elevation (ft msl)	Infiltration / Ksat Rate (in/hr)	Infiltration Test Method

PCSM SCM Inventory					
5. List the critical stages for each SCM and identify the licensed professional and/or company that will sign SCM Construction Certification forms for the SCM.					
SCM ID	**Critical Stages**	**LP Name**	**Company**	**LP Employed by Company**	**Contract**
001	Install Infiltration Bed	Susan A. Rice, P.E.	S.T.A. Engineering, Inc.	☒	☐
002	Install Infiltration Bed	Susan A. Rice, P.E.	S.T.A. Engineering, Inc.	☒	☐
				☐	☐
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				☐	☐

Stormwater Analysis – Runoff Volume

Surface Water Name: **Plymouth Creek** **POA(s):** **001**

1. ☐ The design standard is based on volume management requirements in an Act 167 Plan approved by DEP within the past five years.
2. ☒ The design standard is based on managing the net change for storms up to and including the 2-year/24-hour storm.
3. ☐ An alternative design standard is being used.
4. ☒ A printout of DEP's PCSM Spreadsheet – Volume Worksheet is attached.
5. 2-Year/24-Hour Storm Event: 3.59 inches Source of precipitation data: NOAA Atlas 14
6. Stormwater Runoff Volume @ 2-Year/24-Hour Storm, Pre-Construction: CF
7. Stormwater Runoff Volume @ 2-Year/24-Hour Storm, Post-Construction: CF
8. Net Change (Post-Construction – Pre-Construction Volumes): CF
9. Identify all selected structural PCSM SCMs and provide the information requested. ☐ Calculations attached

SCM ID	Series	MRC	Vol. Routed to SCM (CF)	Inf. Area (SF)	Inf. Rate (in/hr)	Inf. Period (hrs)	Veg?	Media Depth (ft)	Storage Vol. (CF)	Inf. Credit (CF)	ET Credit (CF)
		☐					☐				
		☐					☐				
		☐					☐				
		☐					☐				
		☐					☐				
		☐					☐				
		☐					☐				
		☐					☐				
		☐					☐				

Total Infiltration & ET Credits (CF):

Other Credits (CF) (Attach Calculations):

Managed Release Credits (CF) (Attach MRC Spreadsheet):

Volume Required to Manage (CF):

Total Credits (CF):

Stormwater Analysis – Peak Rate

Surface Water Name: **Plymouth Creek** **POA(s):** **001**

1. ☐ The design standard is based on rate requirements in an Act 167 Plan approved by DEP within the past five years.
2. ☒ The design standard is based on managing the net change for 2-, 10-, 50-, and 100-year/24-hour storms.
3. ☐ An alternative design standard is being used.
4. ☐ DEP's PCSM Spreadsheet – Rate Worksheet was used for peak rate calculations and is attached.
5. ☒ Alternative rate calculations are attached.
6. Identify precipitation amounts. Source of precipitation data: NOAA Atlas 14

2-Year/24-Hour Storm:	3.59	10-Year/24-Hour Storm	5.26
50-Year/24-Hour Storm:	7.26	100-Year/24-Hour Storm	8.24

7. Identify all SCMs used to mitigate peak rate differences and provide the requested information.

SCM ID	Inflow to SCM (cfs)				Outflow from SCM (cfs)			
	2-Yr	10-Yr	50-Yr	100-Yr	2-Yr	10-Yr	50-Yr	100-Yr
001	1.18	1.79	2.52	2.87	0.00	0.00	0.34	0.86
002	0.29	0.43	0.59	1.14	0.00	0.00	0.00	0.00

8. Report peak rates for pre-construction and post-construction with SCMs and identify the differences.

Design Storm	Pre-Construction Peak Rate (cfs)	Post-Construction Peak Rate (cfs)	Post-Construction Peak Rate with SCMs (cfs)	Difference (cfs)
2-Year/24-Hour	6.40	6.95	5.48	-0.92
10-Year/24-Hour	10.37	10.89	8.67	-1.70
50-Year/24-Hour	15.10	15.57	12.46	-2.64
100-Year/24-Hour	17.40	17.84	14.29	-3.11

Stormwater Analysis – Water Quality

☒ A printout of DEP's PCSM Spreadsheet – Quality Worksheet is attached for all surface waters receiving discharges.

Other Information

1. ☒ A long-term operation and maintenance (O&M) plan has been prepared for each SCM.
2. ☒ A long-term O&M plan will be recorded with a legal instrument for each property containing an SCM.
3. ☒ PCSM Plan Drawings have been developed for the project and are attached to the NOI/application.
4. ☒ The PCSM Plan has been planned, designed, and will be implemented to be consistent with the E&S Plan.
5. ☒ Recycling and proper disposal of materials associated with PCSM SCMs are addressed as part of long-term operation and maintenance of the PCSM SCMs.
6. ☐ There are pre-construction stormwater discharges to wetlands from the project site.

	Pre-Construction		Post-Construction		
Wetland ID	**Drainage Area (ac)**	**Volume (CF)**	**Drainage Area (ac)**	**Volume (CF)**	**Ponding Depth Increase or Decrease (±%)**

7. Describe the sequence of PCSM SCM implementation in relation to earth disturbance activities.

   Sequencing can be found on PCSM Sheet ___.

8. Identify naturally occurring geologic formations or soil conditions that may have the potential to cause pollution after earth disturbance activities are completed and PCSM SCMs are operational and the applicant's plan to avoid or minimize potential pollution and its impacts.

   To the best of our knowledge, no geologic formations or soil conditions having the potential to cause pollution to surface waters exist at the site.

9. Thermal Impacts: check the appropriate box(es) if any of the following (a. – c.) are true: ☐ Not Applicable

   ☐ a. One or more peak rate control SCMs are proposed that will receive stormwater from a drainage area containing more than 25% impervious surface.

   i. Drainage Area of SCM: acres

   ii. Drainage Area of Surface Water at POA of SCM: acres

   iii. Ratio of SCM Drainage Area : Surface Water Drainage Area: %

   If the value reported for a.iii. exceeds 10%, attach a quantitative thermal impact analysis.

   ☐ b. A Wet Basin or Engineered Stormwater Treatment Wetland is proposed that does not include shading and/or a reversed slope outlet pipe *(if true, attach a quantitative thermal impact analysis)*.

☒	c. There will be post-construction undetained areas, within the limit of disturbance, that contain impervious surface.
	i. Undetained Impervious Area: **0.77** acres
	ii. Drainage Area of Surface Water Receiving Stormwater from Undetained Impervious: **1.33** acres
	iii. Ratio of Undetained Impervious: Surface Water Drainage Area: **58** %
	If the value reported for c.iii. exceeds 10%, attach a quantitative thermal impact analysis.
☐	d. A quantitative thermal impact analysis is not required.

Impervious Surfaces (Multi-Lot Development Only)							
Tax Parcel / Lot ID No.	SCM ID(s) Used to Treat Lot Stormwater		Lot Area (SF)	Planned Impervious (SF)[1]	Maximum Allowable Impervious, As Designed (SF)[2]	Maximum Allowable Impervious, Per Ordinance (SF)[3]	Objective Met?[4]
	Rate	Volume / WQ					
1	001	001	1656	928	994	994	☒
2	001	001	1656	928	994	994	☒
3	001	001	2116	928	1270	1270	☒
4	001	001	4112	1605	2467	2467	☒
5	002	002	3320	1505	1992	1992	☒
6	002	020	2459	1470	1475	1475	☒
7	002	002	2459	1470	1475	1475	☒
8	002	002	2458	1470	1475	1475	☒
9	002	002	2458	1470	1475	1475	☒
10	002	002	3316	1515	1990	1990	☒
11	N/A	N/A	3317	1505	1990	1990	☒
12	N/A	N/A	2459	1470	1475	1475	☒
13	N/A	N/A	2459	1470	1475	1475	☒
14	N/A	N/A	2459	1470	1475	1475	☒
15	N/A	N/A	2459	1470	1475	1475	☒
16	N/A	N/A	3208	1390	1925	1925	☒
							☐
							☐
							☐
							☐

1 Enter the impervious area as presented on PCSM Plan Drawings.

2 Report the maximum allowable impervious on the lot according to the stormwater analysis and SCM design.

3 List the maximum allowable impervious on the lot to meet requirements of a local ordinance, if applicable.

4 Check the box if either 1) Maximum Allowable Impervious, As Designed is at least 110% of Planned Impervious or 2) Planned Impervious is equal to Maximum Allowable Impervious, Per Ordinance. If the box is checked and the maximum impervious area for the lot is recorded, the permittee will not be responsible for identifying new impervious added to a lot on record drawings after a lot is sold during the term of permit coverage.

PCSM Plan Preparer

☒ I am trained and experienced in PCSM methods. ☒ I am a licensed professional.

No. years of experience preparing PCSM Plans: 25

Name:	Susan A. Rice, P.E.	Title:	Project Engineer
Company:	S.T.A. Engineering, Inc.	Phone No.:	215-679-0200
Address:	2499 Knight Road	Email:	srice@stotac.com
City, State, ZIP:	Pennsburg, PA 18073	License No.:	PA074508
License Type:	Professional Engineer	Exp. Date	09/30/2027

Susan a Rice

PCSM Plan Preparer Signature

5/11/2026

Date

Identify those who assisted the individual identified above in preparing the PCSM Plan:

Name	Company	Field	LP?	License Type
			☐	
			☐	
			☐	
			☐	
			☐	

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Version 1.1, April 2026

CLEAR FORM

CHAPTER 102
PRE-DEVELOPMENT SITE CHARACTERIZATION SPREADSHEET

Project Site Name: **Maple Street Properties**

Project Site Area: **1.65** acres Applicant: **Mecka Properties LLC**

Will PCSM requirements for the project be satisfied entirely by stormwater capture and use or riparian forest buffer SCMs or can the entire project be considered a site restoration activity?

☐ Yes ☑ No

Is the project site located in an area of known karst terrain?

☐ Yes ☑ No

☐ **Areas Excluded for Infiltration SCMs** ***(attach map(s))***

☑ **Soils Investigation**

Investigation method(s): ☑ Test pits ☐ Soil borings ☐ Other:

Name(s) of professional(s) overseeing soils investigation:

Name	Company	License/Certification
Matthew C. Hostrander	VW Consultants, LLC	Soil Scientist (CPSS)

☑ **Test Pit / Soil Boring Log** No. Test Locations: 4

Test Location ID	Investigation Method	Total Depth Investigated (ft)	Limiting Zone Elevation (ft)	Limiting Zone Description	Infiltration Test(s) Completed?
SW-1	Test Pit	10	90.5	None	Yes
SW-2	Test Pit	11	90	None	Yes
SW-3	Test Pit	10	92	None	Yes
SW-4	Test Pit	10	90	None	Yes

☑ **Infiltration Test Results** No. Infiltration Tests: 4

Test Location ID	Infiltration Test ID	Infiltration Test Elevation (ft)	Infiltration Test Method	Field Ksat (in/hr)	Temp (°F)	Adjusted Ksat (in/hr)
SW-1	SW-1	92.5	Double Ring	4.5	65	4.500
SW-2	SW-2	93	Double Ring	6	65	6.000
SW-3	SW-3	94	Double Ring	8.25	65	8.250
SW-4	SW-4	92	Double Ring	2.5	65	2.500

Recommended infiltration test location frequency:	1	test / 40,000 square feet (2 minimum)
Actual infiltration test location frequency:	**2.23**	test(s) / 40,000 square feet

Infiltration test location frequency is adequate.

Based on Ksat results alone (not considering limiting zones), opportunities for infiltration SCMs may exist on-site. These opportunities must be maximized to the extent practicable.

PCSM SCM INVENTORY									
TEST PIT / BORING ID	**GROUND SURFACE ELEVATION**	**PROPOSED SCM INVERT ELEVATION**	**TEST PIT / BORING BOTTOM ELEVATION**	**LIMITING ZONE ELEVATION**	**LIMITING ZONE TYPE**	**INFILTRATION TEST ID**	**INFILTRATION TEST ELEVATION**	**INFILTRATION / KSAT RATE**	**INFILTRATION TEST METHOD**
SCM ID:	**001**								
SW-3	102.0	94.0	92.0	92.0	NE*	SW-3	94.0	8.25	DRI
SCM ID:	**002**								
SW-2	101.0	93.0	90.0	90.0	NE*	SW-2	93.0	6.00	DRI

*NONE ENCOUNTERED

PCSM SPREADSHEETS

General Information

Instructions | *General* | Volume | Rate | Quality

Project Name: **Maple Street Properties**

Application Type: **PAG-02 NOI**

County: **Montgomery**

Municipality: **Conshohocken Borough**

Project Type: **Single-Family Housing**

(●) New Project ( ) Minor / Major Amendment

Area: **1.650** acres
(In Watershed)

Total Earth Disturbance: **1.550** acres
(In Watershed)

Analysis: **1**

at: **001**

Point of Analysis (POA) No.	Total Drainage Area (DA) (acres)	Project Site DA (acres)	Existing Imp., Project Site DA (acres)	Proposed Imp., Project Site DA (acres)	Receiving Waters	Ch. 93 Class	Structural SCM(s)
001	0.320	0.220	0.140	0.170	Plymouth Creek	TSF	Yes
Undetained Areas	1.330	1.330	0.790	0.770	Plymouth Creek	TSF	
Totals:	**1.650**	**1.550**	**0.930**	**0.940**			

PROJECT SITE MEETS SMALL SITE EXCEPTION - RATE WORKSHEET NOT REQUIRED

Volume Management

Project: Maple Street Properties

Instructions | General | *Volume* | Rate | Quality

2-Year / 24-Hour Storm Event (NOAA Atlas 14): **3.59** inches

Alternative 2-Year / 24-Hour Storm Event: inches

Alternative Source:

Pre-Construction Conditions: *No. Rows:* 5 ☐ *Exempt from Meadow in Good Condition* ☑ *Automatically Calculate CN, Ia, Runoff and Volume*

Land Cover	Area (acres)	Soil Group	Outside LOD	CN	Ia (in)	Q Runoff (in)	Runoff Volume (cf)
Woods (Good Condition)	0.200	D	☐	77	0.597	1.50	1,087
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	0.74	D	☐	98	0.041	3.36	9,015
Impervious as Meadow	0.19	D	☐	78	0.564	1.57	1,080
Pervious as Meadow	0.42	D	☐	78	0.564	1.57	2,388
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	0.1	D	☑	98	0.041	3.36	1,218
TOTAL (ACRES):	**1.650**					**TOTAL (CF):**	**14,789**

Post-Construction Conditions: *No. Rows:* 3

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%)	0.610	D	80	0.500	1.71	3,782
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	0.940	D	98	0.041	3.36	11,452
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	0.100	D	98	0.041	3.36	1,218
TOTAL (ACRES):	**1.650**				**TOTAL (CF):**	**16,452**

NET CHANGE IN VOLUME TO MANAGE (CF): **1,664**

Non-Structural SCM Volume Credits:

☐ Tree Planting Credit

☐ Other (attach calculations):

Description: **CREDIT (CF):**

Structural SCM Volume Credits: *No. Structural SCMs:* **2** *Start SCM Numbering at:* **1**

POA No.	SCM No.	SCM Name	MRC?	Discharge	Incremental SCM DA (acres)	Total Vol. Routed to SCM (CF)	Off-Site Vol. Routed to SCM (CF)	Infiltration / Vegetated Area (SF)	Infil. Rate (in/hr)	Infil. Period (hrs)	Vegeta-ted?	Media Depth (ft)	Stored Volume (CF)	Infiltration Credit (CF)	ET Credit (CF)
001	1	Infiltration Bed	-	to SCM No. 2	0.260	2,625	1,142	882	4.13	12	No	5.0	2,624	**2,625**	
001	2	Infiltration Bed	-	Off-Site	0.060	685	0	594	3	12	No	5.0	685	**685**	
													Totals:	**3,310**	

INFILTRATION & ET CREDITS (CF):	**3,310**
)TAL OFF-SITE VOLUME TREATED BY ON-SITE SCMs (CF):	**1,142**
NET CHANGE IN VOLUME TO MANAGE (CF):	**1,664**
TOTAL CREDITS (CF):	**2,168**

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.396	2	716	13,201	------	------	------	PRE POI 001
3	SCS Runoff	0.486	2	716	1,142	------	------	------	UNDISTURBED INTO SCM 001
4	SCS Runoff	0.696	2	716	1,483	------	------	------	DISTURBED INTO SCM 001
5	Combine	1.181	2	716	2,625	3, 4	------	------	TOTAL INTO SCM 001
6	Reservoir	0.000	2	1062	0	5	95.96	1,234	SCM 001
7	SCS Runoff	0.291	2	716	685	------	------	------	INTO SCM 002
8	Combine	0.291	2	716	685	6, 7	------	------	TOTAL INTO SCM 002
9	Reservoir	0.000	2	808	0	8	94.03	302	SCM 002
10	SCS Runoff	5.478	2	716	11,462	------	------	------	BYPASS POI 001
11	Combine	5.478	2	716	11,462	9, 10	------	------	TOTAL POST POI 001
13	Combine	6.951	2	716	14,772	3, 4, 7, 10,	------	------	NPDES TOTAL POST w/o SCMs

Water Quality

Project: Maple Street Properties

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
Woods (Good Condition)	Deciduous Forest/Evergreen Forest/Mixed Forest	0.20	D	1,087	45.0	0.13	1.05	3.06	0.01	0.07
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	Residential	0.74	D	9,015	65.0	0.29	2.05	36.59	0.16	1.15
Impervious as Meadow	Grassland/Herbaceous	0.19	D	1,080	48.8	0.22	2.30	3.29	0.01	0.16
Pervious as Meadow	Grassland/Herbaceous	0.42	D	2,388	48.8	0.22	2.30	7.28	0.03	0.34
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	Residential	0.10	D	1,218	65.0	0.29	2.05	4.94	0.02	0.16
	TOTAL (ACRES):	**1.65**					**TOTALS:**	**55.16**	**0.24**	**1.88**

Post-Construction Pollutant Loads (without SCMs):

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	0.61	D	3,782	78.0	0.25	1.25	18.42	0.06	0.30
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	Residential	0.94	D	11,452	65.0	0.29	2.05	46.48	0.21	1.47
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	Residential	0.10	D	1,218	65.0	0.29	2.05	4.94	0.02	0.16
	TOTAL (ACRES):	**1.65**					**TOTALS:**	**69.85**	**0.29**	**1.92**

POLLUTANT LOAD REDUCTION REQUIREMENTS (LBS): 14.69 | 0.05 | 0.04

☑ **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%)	0.560	D	**80**	**0.500**	**1.71**	**3,472**
Impervious Areas: Paved Parking Lots, Roofs, Driveways, Etc. (Excluding ROW)	0.770	D	**98**	**0.041**	**3.36**	**9,381**

Non-Structural SCM Water Quality Credits:

☑ Pervious Undetained Area Credit

TSS	TP	TN
2.65	0.01	0.07

☐ Other (attach calculations)

Description:

TSS	TP	TN

Structural SCM Water Quality Credits:

☑ *Use default SCM Outflows and Median SCM Outflow Concentrations*

POA No.	SCM No.	SCM Name	MRC?	SCM DA (acres)	Vol. Routed to SCM (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 Bed	-	0.26	1,483	2,625		-1,142	-	-	-	-	-	-
001	2	Infiltration Bed	-	0.06	685	685		0	22.00	0.10	2.38	0.00	0.00	0.00

	TSS	TP	TN
POLLUTANT LOADS FROM STRUCTURAL SCM (TREATED) OUTFLOWS (LBS):	0.00	0.00	0.00
POLLUTANT LOADS FROM UNTREATED STORMWATER (LBS):	54.99	0.22	1.47
NON-STRUCTURAL SCM WATER QUALITY CREDITS (LBS):	2.65	0.01	0.07
NET POLLUTANT LOADS FROM SITE, POST-CONSTRUCTION (LBS):	52.34	0.21	1.40
POLLUTANT LOADS FROM SITE, PRE-CONSTRUCTION (LBS):	55.16	0.24	1.88

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.

Susan A. Rice, P.E.	5/11/2026
Spreadsheet User Name	Date

APPENDIX A
RUNOFF VOLUME SUPPORTING DATA

MAPLE AVENUE PROPERTIES

CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY, PA

5/11/2026

SCM NO.	SCM TYPE	BOTTOM OF STONE ELEVATION (FT.)	BOTTOM OF STONE DEPTH (FT.)	CRATE* HEIGHT (FT.)	TOP OF CRATE* HEIGHT (FT.)	TOP OF STONE DEPTH (FT.)	TOP OF STONE ELEVATION (FT.)	MINIMUM SOIL COVER OVER STONE (FT.)	MINIMUM TOP OF SOIL ELEVATION (FT.)	2YR STORM ELEVATION (FT.)	100YR STORM ELEVATION (FT.)
SCM 001	INFILTRATION TRENCH	94.00	0.50	3.50	98.00	1.00	99.00	1.00	100.00	95.96	97.89
SCM 002	INFILTRATION TRENCH	93.00	0.50	3.50	97.00	1.00	98.00	1.00	99.00	94.03	96.92

MAPLE STREET PROPERTIES

INFILTRATION BED SCM 001

PROJECT #6281

May 11, 2026

STONE STORAGE VOLUME:

WIDTH (FT.)	18	LENGTH (FT.)	49		
SURFACE AREA:			882	S.F.	
STORAGE VOLUME PROVIDED @ ELEV. 97.30:			2324	C.F.	
2-YEAR VOLUME TO BMP:			2625	C.F.	
100-YEAR VOLUME TO BMP:			6687	C.F.	

DEWATERING TIME:

P (AVERAGE):	3.000	IN./HR.	
	0.250	FT./HR.	
PIT BOTTOM AREA:	882	S.F.	
DISCHARGE OVER BOTTOM:	221	C.F./HR.	F.O.S. of 2
2-YR DEWATERING TIME:	11	HR.	
100-YR DEWATERING TIME:	30	HR.	

GENERAL

1. Refer to construction drawings for detailed layout and dimensions.

MAPLE STREET PROPERTIES

INFILTRATION BED SCM 002

PROJECT #6281

May 11, 2026

STONE STORAGE VOLUME:

WIDTH (FT.)	18	LENGTH (FT.)	33		
SURFACE AREA:			594	S.F.	
STORAGE VOLUME PROVIDED @ ELEV. 97.00:			1992	C.F.	
2-YEAR VOLUME TO BMP:			685	C.F.	
100-YEAR VOLUME TO BMP:			2876	C.F.	

DEWATERING TIME:

P (AVERAGE):	3.000	IN./HR.	
	0.250	FT./HR.	
PIT BOTTOM AREA:	594	S.F.	
DISCHARGE OVER BOTTOM:	149	C.F./HR.	F.O.S. of 2
2-YR DEWATERING TIME:	5	HR.	
100-YR DEWATERING TIME:	19	HR.	

GENERAL

1. Refer to construction drawings for detailed layout and dimensions.

STORMTANK

Additional resources (CAD files, installation guidance, etc) available at:
StormTank.com

Inputs

Project Name: Maple Street Properties - SCM 001

Date: 5/11/2026

Module Bed Dimensions: 49 ft x 18 ft
Use 3.0' increments *Length* *Width*

Height of Modules: 42 in

Stone Storage Included: None

Stone Porosity: 40%

Bottom of Stone Elevation: 94.00 ft

Number of Observation Ports: 1

Number of Pipe Inlets Requiring Debris Row Section: 0

Add Impermeable Liner to System: No
Typical StormTank design does not require an impermeable liner

Dimensions

Module Bed Dimensions
Footprint: 882.00 ft^2
Perimeter: 134.0 ft

Excavation Footprint to Edge of Stone Backfill
Footprint: 1,020.00 ft^2
Perimeter: 142.00 ft

Stone Backfill Dimensions
Stone Below Modules: 6 in
Stone Above Modules: 12 in
Stone Side Fill Width: 12 in

Typical stone dimensions:
6" below, 12" above, 12" side fill

Results

Storage Volume in Modules Only: 2,958.03 ft^3
Storage Volume in Stone Backfill: 0.00 ft^3
Total Storage Volume Provided: 2,958.03 ft^3

Required Stone Backfill: 75 yd^3

Estimated Geotextile - Outside of Modules: 276 yd^2
Estimated Geotextile - Outside of Stone: 340 yd^2
Total Estimated Geotextile Fabric: 616 yd^2

Estimated Impermeable Liner: 0 yd^2

StormTank Part Quantities:

	Bottom Layer	Top Layer	Total
Module Height (in)	24.0	18.0	42.0
# of Modules	196	196	392
# of Platens	392	392	784
# of Side Panels	89	89	179
# of Columns	1,568	1,568	3,136
# of Stacking Pins	392	N/A	392
# of 10" Port Kit(s)	1	N/A	1

Maximum Grade (96" from top of Module to grade):	106.00
Min Grade (HS-25 Loading, 24" from top of Module to grade):	100.00
Min Grade (HS-20 Loading, 21" from top of Module to grade):	99.75
Top of Stone:	99.00
Top of Module:	98.00
Bottom of Module:	94.50
Bottom of Stone:	94.00

Stage Storage						
Height of System	Stage	Elevation	Incremental Module Storage	Incremental Stone Storage	Module & Stone Stage Storage	Cumulative System Volume
(in)	(ft)	(ft)	(ft^3)	(ft^3)	(ft^3)	(ft^3)
60	5.00	99.00	0.00	0.00	0.00	2,958.03
59	4.92	98.92	0.00	0.00	0.00	2,958.03
58	4.83	98.83	0.00	0.00	0.00	2,958.03
57	4.75	98.75	0.00	0.00	0.00	2,958.03
56	4.67	98.67	0.00	0.00	0.00	2,958.03
55	4.58	98.58	0.00	0.00	0.00	2,958.03
54	4.50	98.50	0.00	0.00	0.00	2,958.03
53	4.42	98.42	0.00	0.00	0.00	2,958.03
52	4.33	98.33	0.00	0.00	0.00	2,958.03
51	4.25	98.25	0.00	0.00	0.00	2,958.03
50	4.17	98.17	0.00	0.00	0.00	2,958.03
49	4.08	98.08	0.00	0.00	0.00	2,958.03
48	4.00	98.00	70.43	0.00	70.43	2,958.03
47	3.92	97.92	70.43	0.00	70.43	2,887.60
46	3.83	97.83	70.43	0.00	70.43	2,817.17
45	3.75	97.75	70.43	0.00	70.43	2,746.74
44	3.67	97.67	70.43	0.00	70.43	2,676.31
43	3.58	97.58	70.43	0.00	70.43	2,605.89
42	3.50	97.50	70.43	0.00	70.43	2,535.46
41	3.42	97.42	70.43	0.00	70.43	2,465.03
40	3.33	97.33	70.43	0.00	70.43	2,394.60
39	3.25	97.25	70.43	0.00	70.43	2,324.17
38	3.17	97.17	70.43	0.00	70.43	2,253.74
37	3.08	97.08	70.43	0.00	70.43	2,183.31
36	3.00	97.00	70.43	0.00	70.43	2,112.88
35	2.92	96.92	70.43	0.00	70.43	2,042.45
34	2.83	96.83	70.43	0.00	70.43	1,972.02
33	2.75	96.75	70.43	0.00	70.43	1,901.59
32	2.67	96.67	70.43	0.00	70.43	1,831.16
31	2.58	96.58	70.43	0.00	70.43	1,760.73
30	2.50	96.50	70.43	0.00	70.43	1,690.30
29	2.42	96.42	70.43	0.00	70.43	1,619.87
28	2.33	96.33	70.43	0.00	70.43	1,549.45
27	2.25	96.25	70.43	0.00	70.43	1,479.02
26	2.17	96.17	70.43	0.00	70.43	1,408.59
25	2.08	96.08	70.43	0.00	70.43	1,338.16
24	2.00	96.00	70.43	0.00	70.43	1,267.73
23	1.92	95.92	70.43	0.00	70.43	1,197.30
22	1.83	95.83	70.43	0.00	70.43	1,126.87
21	1.75	95.75	70.43	0.00	70.43	1,056.44
20	1.67	95.67	70.43	0.00	70.43	986.01
19	1.58	95.58	70.43	0.00	70.43	915.58
18	1.50	95.50	70.43	0.00	70.43	845.15
17	1.42	95.42	70.43	0.00	70.43	774.72
16	1.33	95.33	70.43	0.00	70.43	704.29
15	1.25	95.25	70.43	0.00	70.43	633.86
14	1.17	95.17	70.43	0.00	70.43	563.43
13	1.08	95.08	70.43	0.00	70.43	493.01
12	1.00	95.00	70.43	0.00	70.43	422.58

11	0.92	94.92	70.43	0.00	70.43	352.15
10	0.83	94.83	70.43	0.00	70.43	281.72
9	0.75	94.75	70.43	0.00	70.43	211.29
8	0.67	94.67	70.43	0.00	70.43	140.86
7	0.58	94.58	70.43	0.00	70.43	70.43
6	0.50	94.50	0.00	0.00	0.00	0.00
5	0.42	94.42	0.00	0.00	0.00	0.00
4	0.33	94.33	0.00	0.00	0.00	0.00
3	0.25	94.25	0.00	0.00	0.00	0.00
2	0.17	94.17	0.00	0.00	0.00	0.00
1	0.08	94.08	0.00	0.00	0.00	0.00
0	0.00	94.00	0.00	0.00	0.00	0.00

STORMTANK

Additional resources (CAD files, installation guidance, etc) available at:
StormTank.com

Inputs

Project Name: Maple Street Properties - SCM 002

Date: 5/11/2026

Module Bed Dimensions: 33 ft (Length) x 18 ft (Width)
Use 3.0' increments

Height of Modules: 42 in

Stone Storage Included: None

Stone Porosity: 40%

Bottom of Stone Elevation: 93.00 ft

Number of Observation Ports: 1

Number of Pipe Inlets Requiring Debris Row Section: 0

Add Impermeable Liner to System: No
Typical StormTank design does not require an impermeable liner

Dimensions

Module Bed Dimensions
Footprint: 594.00 ft^2
Perimeter: 102.0 ft

Excavation Footprint to Edge of Stone Backfill
Footprint: 700.00 ft^2
Perimeter: 110.00 ft

Stone Backfill Dimensions
Stone Below Modules: 6 in
Stone Above Modules: 12 in
Stone Side Fill Width: 12 in

Typical stone dimensions:
6" below, 12" above, 12" side fill

Results

Storage Volume in Modules Only: 1,992.14 ft^3
Storage Volume in Stone Backfill: 0.00 ft^3
Total Storage Volume Provided: 1,992.14 ft^3

Required Stone Backfill: 53 yd^3

Estimated Geotextile - Outside of Modules: 191 yd^2
Estimated Geotextile - Outside of Stone: 241 yd^2
Total Estimated Geotextile Fabric: 432 yd^2

Estimated Impermeable Liner: 0 yd^2

StormTank Part Quantities:

	Bottom Layer	Top Layer	Total
Module Height (in)	24.0	18.0	42.0
# of Modules	132	132	264
# of Platens	264	264	528
# of Side Panels	68	68	136
# of Columns	1,056	1,056	2,112
# of Stacking Pins	264	N/A	264
# of 10" Port Kit(s)	1	N/A	1

Maximum Grade (96" from top of Module to grade):	105.00
Min Grade (HS-25 Loading, 24" from top of Module to grade):	99.00
Min Grade (HS-20 Loading, 21" from top of Module to grade):	98.75
Top of Stone:	98.00
Top of Module:	97.00
Bottom of Module:	93.50
Bottom of Stone:	93.00

Stage Storage						
Height of System	Stage	Elevation	Incremental Module Storage	Incremental Stone Storage	Module & Stone Stage Storage	Cumulative System Volume
(in)	(ft)	(ft)	(ft^3)	(ft^3)	(ft^3)	(ft^3)
60	5.00	98.00	0.00	0.00	0.00	1,992.14
59	4.92	97.92	0.00	0.00	0.00	1,992.14
58	4.83	97.83	0.00	0.00	0.00	1,992.14
57	4.75	97.75	0.00	0.00	0.00	1,992.14
56	4.67	97.67	0.00	0.00	0.00	1,992.14
55	4.58	97.58	0.00	0.00	0.00	1,992.14
54	4.50	97.50	0.00	0.00	0.00	1,992.14
53	4.42	97.42	0.00	0.00	0.00	1,992.14
52	4.33	97.33	0.00	0.00	0.00	1,992.14
51	4.25	97.25	0.00	0.00	0.00	1,992.14
50	4.17	97.17	0.00	0.00	0.00	1,992.14
49	4.08	97.08	0.00	0.00	0.00	1,992.14
48	4.00	97.00	47.43	0.00	47.43	1,992.14
47	3.92	96.92	47.43	0.00	47.43	1,944.71
46	3.83	96.83	47.43	0.00	47.43	1,897.28
45	3.75	96.75	47.43	0.00	47.43	1,849.85
44	3.67	96.67	47.43	0.00	47.43	1,802.42
43	3.58	96.58	47.43	0.00	47.43	1,754.98
42	3.50	96.50	47.43	0.00	47.43	1,707.55
41	3.42	96.42	47.43	0.00	47.43	1,660.12
40	3.33	96.33	47.43	0.00	47.43	1,612.69
39	3.25	96.25	47.43	0.00	47.43	1,565.26
38	3.17	96.17	47.43	0.00	47.43	1,517.82
37	3.08	96.08	47.43	0.00	47.43	1,470.39
36	3.00	96.00	47.43	0.00	47.43	1,422.96
35	2.92	95.92	47.43	0.00	47.43	1,375.53
34	2.83	95.83	47.43	0.00	47.43	1,328.10
33	2.75	95.75	47.43	0.00	47.43	1,280.66
32	2.67	95.67	47.43	0.00	47.43	1,233.23
31	2.58	95.58	47.43	0.00	47.43	1,185.80
30	2.50	95.50	47.43	0.00	47.43	1,138.37
29	2.42	95.42	47.43	0.00	47.43	1,090.94
28	2.33	95.33	47.43	0.00	47.43	1,043.50
27	2.25	95.25	47.43	0.00	47.43	996.07
26	2.17	95.17	47.43	0.00	47.43	948.64
25	2.08	95.08	47.43	0.00	47.43	901.21
24	2.00	95.00	47.43	0.00	47.43	853.78
23	1.92	94.92	47.43	0.00	47.43	806.34
22	1.83	94.83	47.43	0.00	47.43	758.91
21	1.75	94.75	47.43	0.00	47.43	711.48
20	1.67	94.67	47.43	0.00	47.43	664.05
19	1.58	94.58	47.43	0.00	47.43	616.62
18	1.50	94.50	47.43	0.00	47.43	569.18
17	1.42	94.42	47.43	0.00	47.43	521.75
16	1.33	94.33	47.43	0.00	47.43	474.32
15	1.25	94.25	47.43	0.00	47.43	426.89
14	1.17	94.17	47.43	0.00	47.43	379.46
13	1.08	94.08	47.43	0.00	47.43	332.02
12	1.00	94.00	47.43	0.00	47.43	284.59

11	0.92	93.92	47.43	0.00	47.43	237.16
10	0.83	93.83	47.43	0.00	47.43	189.73
9	0.75	93.75	47.43	0.00	47.43	142.30
8	0.67	93.67	47.43	0.00	47.43	94.86
7	0.58	93.58	47.43	0.00	47.43	47.43
6	0.50	93.50	0.00	0.00	0.00	0.00
5	0.42	93.42	0.00	0.00	0.00	0.00
4	0.33	93.33	0.00	0.00	0.00	0.00
3	0.25	93.25	0.00	0.00	0.00	0.00
2	0.17	93.17	0.00	0.00	0.00	0.00
1	0.08	93.08	0.00	0.00	0.00	0.00
0	0.00	93.00	0.00	0.00	0.00	0.00

APPENDIX B
INFILTRATION INFORMATION

Infiltration Test Report Prepared by VW Consultants LLC

LOCATION	EXISTING. GROUND ELEVATION (FT.)	INFILTRATION TEST DEPTH (FT.)	INFILTRATION TEST ELEVATION (FT.)	INFILTRATION RATE (IN/HR)	TEST DEPTH (FT)	TEST ELEVATION (FT.)	LIMITING ZONE DESCRIPTION	LIMITING DEPTH (FT.)	LIMITING ELEVATION (FT.)	SCM NAME	SCM BOTTOM ELEVATION (FT.)
SW-1	100.5	8.0	92.5	4.50	10.0	90.5	NE*	10.0	90.5		
SW-2	101.0	8.0	93.0	6.00	11.0	90.0	NE*	11.0	90.0	SCM 002	93.0
SW-3	102.0	8.0	94.0	8.25	10.0	92.0	NE*	10.0	92.0	SCM 001	94.0
SW-4	100.0	8.0	92.0	2.50	10.0	90.0	NE*	10.0	90.0		

*NONE ENCOUNTERED

1590 Canary Road, Quakertown, PA 18951 | 215-536-7006 | Fax: 215-538-6136

VW Consultants LLC

May 15, 2026

Christine Morello
Mecka Properties, LLC
3117 Hayes Road
East Norriton, PA 19403

Via email to: rcmorello@aol.com

Re: Stormwater Infiltration Testing
Maple Street Properties
Conshohocken, PA 19428
PARIDs: 05-00-06184-00-3, -06188-00-8, -06192-00-4, -06196-00-9 & -06232-00-9
Borough of Conshohocken, Montgomery County, PA

Dear Ms. Morello:

VW Consultants, LLC (VW) completed an evaluation of the above referenced properties on May 6, 2026 for the feasibility of stormwater infiltration. Testing was conducted at the four locations marked on the attached Test Pit Location Plan, prepared by STA Engineering, Inc., dated 4/13/2026. The results of the testing, including soil test pit descriptions and infiltration rates at specified depths, expressed in inches below ground surface (B.G.S.), are summarized at the end of this report. The infiltration rates were established by the double-ring methodology, as described in the current *PADEP Stormwater Best Management Practices Manual (2006)*. Our findings indicate that infiltration of stormwater runoff is feasible at the locations and depths tested as outlined in the summary table at the end of this report.

Project Setting

The project site consists of multiple properties that are currently in commercial use or vacant land covered in grass. The site generally slopes downhill to the west and northwest. VW performed four test pits on the project site in support of proposed stormwater management facilities to be utilized for future new residential land development.

Based on a review of a United States Geologic Survey map of Pennsylvania, the project site is underlain by the Octoraro Formation. This formation is a phyllite that contains some schist, hornblende gneiss, and granitized members. It has quartz-albite-muscovite-chlorite assemblages.

Based on a review of the Web Soil Survey, the site soils have been mapped by the Natural Resource Conservation Service as containing the Urban Land – Udorthents, schist and gneiss complex soil series. While the soil profile characteristics and permeability rates of the urban land soil series have not been quantified, the soils are variable and can consist of shallow or deep profiles similar to the nearby undisturbed soils. Urban Land – Udorthents at this location are classified as Hydrologic Soil Group C. Based on the fill soils, along with ash and cinder layers, the site soils can be classified as Urban Land.

Site Soils

The site was evaluated by a professional soil scientist and the soil profiles were described in accordance to the criteria of the USDA-SCS *Soil Survey Manual* Handbook No. 18 (3/2017) and the USDA-NRCS *Field Book for Describing and Sampling Soils* Version 3.0 (9/2012). A copy of the prepared soil profile descriptions is included with this report.

Four test pits were performed on the project site as directed by the project engineer and as shown on the attached Test Pit Location Plan. In the test pits, VW observed fill soils for the entire soil profile. Ash and cinder layers were noted in the profiles where observed. The fill soils consisted of very dark grayish brown, yellowish brown, brown, reddish brown or yellowish red silt loams, silty clay loams and loams with varying amounts of gravel coarse fragments. The ash and cinder layer ranged from as shallow as 28 inches to as deep as 132 inches below the existing ground surface. Bedrock refusal, indicated by machine refusal, was not encountered in the test pits down to 10.0 or 11.0 feet below the existing ground surface.

A seasonal high water table, indicated by redoximorphic features, was not observed in any of the test pits during the field investigation. Additionally, a regional groundwater table was not observed in the test pits during the field investigation. Please see the soil profile descriptions for a more detailed description of the soils observed.

At completion, the test pits were backfilled and compacted with the excavated material, and leveled off with the surrounding grades. No additional compaction effort or site restoration was performed.

Infiltration Testing

To establish infiltration rates, two double-ring infiltrometer tests were conducted at each test pit location in fill soils and not in the ash and cinder layer. The infiltration tests were conducted at the depth noted on the table below, depth expressed in inches below ground surface (B.G.S.). The test rates were averaged to obtain an average infiltration rate at that depth. The infiltration tests were conducted following the procedure of the current *PADEP Stormwater Best Management Practices Manual (2006)* for both test technique and calculation of the infiltration rate. Please be advised that this calculation, which is consistent with the methodology of the current PADEP Stormwater Manual, is not a soil hydraulic conductivity rate as determined by Darcy's Law.

The table below is a summary of the infiltration test depths and the infiltration rates obtained by VW during the field testing.

Pit No.	Pit Depth (in, BGS)	Observed Redox Features (in, BGS)	Depth to Rock (in, BGS)	Depth to Ground Water (in, BGS)	Infiltration Test Depth (in, BGS)	Average Infiltration Rate (in/hr.)
SW-1	120	NE	NE	NE	96	4.5
SW-2	132	NE	NE	NE	96	6.0
SW-3	120	NE	NE	NE	96	8.25
SW-4	120	NE	NE	NE	96	2.50

NE= not encountered

Conclusions and Recommendations

VW observed the site soils and performed infiltration testing at four test pit locations on the subject property. Based on the observed soil conditions and infiltration rates obtained during the site testing, stormwater management facilities proposing infiltration can be designed at the project site at the locations and depths tested. The stormwater management facilities should be designed by a professional engineer at a suitable depth using appropriate engineering practices and with a safety factor reduction from the measured infiltration rate, as applicable. Care should be taken to preserve the soil infiltrative surface during pre- and post-construction of the stormwater management facility.

Our findings are the result of testing conducted in specific locations and conditions. Should conditions contrary to the findings in this report be discovered prior to, during, or after construction of the stormwater control devices, VW must be notified so our recommendations can be reviewed or revised, if necessary. Additionally, if the stormwater management facility location and/or size changes, a VW soil scientist and the project engineer should review the site testing to confirm additional soil testing is not warranted.

Should you have any questions regarding the information included in this report, please contact me at 215-778-5284, or by email at mhostrander@vw-consultants.com.

Respectfully submitted,

VW Consultants, LLC
Matthew C. Hostrander, CPSS
Professional Soil Scientist

Enclosures: soil profile descriptions, infiltration data sheets, test pit location plan

cc: Susan Rice, P.E. of STA Engineering, Inc.

Brendan J. O'Boyle, CPSS
Professional Soil Scientist

Date: 5/6/26 Pit # SW-1
Project: Mecka Properties, LLC
Location: Maple Street Properties
Conshohocken Borough, Montgomery Co., PA
Soil Series Mapped: Urban Land
Soil Series Classified: Urban Land

Limiting Zone 120+" none Slope: 1-3% Conduct Double Ring Infiltrometer Test at 96"

Horizon	Depth (In.)	Matrix Color	Texture	Structure	Consistence	Fe Redox Depletions	Fe Redox Concentrations	Boundary
^A	0-12	10YR 3/2	gr sil	2 m gr	friable	none	none	gradual wavy
^B1	12-36	5YR 5/6	gr l	2 m sbk	friable	none	none	clear wavy
^B2	36-50	5YR 5/3	gr l	2 m sbk	firm	none	none	clear wavy
^B3	50-75	5YR 5/4	gr l	2 m sbk	firm	none	none	clear wavy
	75-87		Ash & Cinders					clear wavy
^B4	87-120+	10YR 5/4	ch sl	1 f sbk	friable	none	none	

Borough Representative: Brandon Broniszewski of Gilmore & Associates Soil Scientist: Brendan J. O'Boyle

Notes: Site evaluation for stormwater infiltration. Bedrock and groundwater not encountered. Fill soils for entire profile.
Weather / Field Conditions: Showers, 60s, soils moist.
Others Present at Site: Paul Dougherty of Total Contracting, LLC – backhoe provider and operator.

EPIPEDON
Anthropic

SUBSURFACE HORIZON(S)

SOIL ORDER
Entisol

DRAINAGE CLASS

LANDFORM
Upland

POSITION

PARENT MATERIAL
Fill

BEDROCK LITHOLOGY
Schist

COARSE FRAGMENTS (% of Vol.)

15-35%	**35-65%**	**>65%**
(gr) gravelly	(vgr) very gravelly	(egr)extr. gravelly
(ch) channery	(vch) very channery	(ech) extr.channery
(cb) cobbly	(vcb) very cobbly	(ecb) extr. cobbly
(fl) flaggy	(vfl) very flaggy	(efl) extr. flaggy
(st) stony	(vst) very stony	(est) extr. stony
(bd) bouldery	(vbd) very bouldery	(ebd) extr. bouldery

TEXTURE
cos - coarse sand
s - sand
fs - fine sand
vfs - very fine sand
lcos - loamy coarse sand
ls - loamy sand
lfs - loamy fine sand
lvfs - loamy very fine sand
cosl - coarse sandy loam
sl - sandy loam
fsl - fine sandy loam
vfsl - very fine sandy loam
l - loam
sil - silt loam
si - silt
scl - sandy clay loam
cl - clay loam
sicl - silty clay loam
sc - sandy clay
sic - silty clay
c – clay

STRUCTURE
Grade
Structureless - 0
Weak - 1
Moderate - 2
Strong - 3
Type
pl - platy
pr - prismatic
cpr - columnar
gr - granular
abk - angular blocky
sbk - subangular blocky
m - massive
s - single grain
Size
vf - very fine
f - fine
m - medium
co - coarse
vc - very coarse
vt - very thin
t - thin
th - thick
vth - very thick

REDOX FEATURES
Abundance
f - Few <2%
c - Common 2-20%
m - Many >20%
Contrast
f - Faint
d - Distinct
p - Prominent

BOUNDARY
Distinctness
Abrupt <1" (thick)
Clear 1-2.5"
Gradual 2.5 -5"
Diffuse >5
Topography
Smooth - boundary is nearly level
Wavy - pockets with width greater than depth
Irregular - pockets with depth greater than width
Broken discontinuous

Brendan J. O'Boyle, CPSS
Professional Soil Scientist

Date: 5/6/26 Pit # SW-2
Project: Mecka Properties, LLC
Location: Maple Street Properties
Conshohocken Borough, Montgomery Co., PA
Soil Series Mapped: Urban Land
Soil Series Classified: Urban Land

Limiting Zone 132+" none Slope: 1-3% Conduct Double Ring Infiltrometer Test at 96"

Horizon	Depth (In.)	Matrix Color	Texture	Structure	Consistence	Fe Redox Depletions	Fe Redox Concentrations	Boundary
^A	0-6	10YR 3/2	gr l	2 f gr	friable	none	none	gradual wavy
^B1	6-32	10YR 5/6	gr l	2 m sbk	friable	none	none	clear wavy
^B2	32-63	5YR 5/6	gr sicl	2 m sbk	friable	none	none	gradual wavy
^B3	63-110	5YR 3/4	gr l	2 m sbk	friable	none	none	gradual wavy
	110-132+		Ash & Cinders					

Borough Representative: Brandon Broniszewski of Gilmore & Associates Soil Scientist: Brendan J. O'Boyle

Notes: Site evaluation for stormwater infiltration. Bedrock and groundwater not encountered. Fill soils for entire profile.
Weather / Field Conditions: Showers, 60s, soils moist.
Others Present at Site: Paul Dougherty of Total Contracting, LLC – backhoe provider and operator.

EPIPEDON
Anthropic

SUBSURFACE HORIZON(S)

SOIL ORDER
Entisol

DRAINAGE CLASS

LANDFORM
Upland

POSITION

PARENT MATERIAL
Fill

BEDROCK LITHOLOGY
Schist

COARSE FRAGMENTS (% of Vol.)

15-35%	**35-65%**	**>65%**
(gr) gravelly	(vgr) very gravelly	(egr)extr. gravelly
(ch) channery	(vch) very channery	(ech) extr.channery
(cb) cobbly	(vcb) very cobbly	(ecb) extr. cobbly
(fl) flaggy	(vfl) very flaggy	(efl) extr. flaggy
(st) stony	(vst) very stony	(est) extr. stony
(bd) bouldery	(vbd) very bouldery	(ebd) extr. bouldery

TEXTURE
cos - coarse sand
s - sand
fs - fine sand
vfs - very fine sand
lcos - loamy coarse sand
ls - loamy sand
lfs - loamy fine sand
lvfs - loamy very fine sand
cosl - coarse sandy loam
sl - sandy loam
fsl - fine sandy loam
vfsl - very fine sandy loam
l - loam
sil - silt loam
si - silt
scl - sandy clay loam
cl - clay loam
sicl - silty clay loam
sc - sandy clay
sic - silty clay
c – clay

STRUCTURE
Grade
Structureless - 0
Weak - 1
Moderate - 2
Strong - 3
Type
pl - platy
pr - prismatic
cpr - columnar
gr - granular
abk - angular blocky
sbk - subangular blocky
m - massive
s - single grain
Size
vf - very fine
f - fine
m - medium
co - coarse
vc - very coarse
vt - very thin
t - thin
th - thick
vth - very thick

REDOX FEATURES
Abundance
f - Few <2%
c - Common 2-20%
m - Many >20%
Contrast
f - Faint
d - Distinct
p - Prominent

BOUNDARY
Distinctness
Abrupt <1" (thick)
Clear 1-2.5"
Gradual 2.5 -5"
Diffuse >5
Topography
Smooth - boundary is nearly level
Wavy - pockets with width greater than depth
Irregular - pockets with depth greater than width
Broken discontinuous

Brendan J. O'Boyle, CPSS
Professional Soil Scientist

Date: 5/6/26 Pit # SW-3
Project: Mecka Properties, LLC
Location: Maple Street Properties
Conshohocken Borough, Montgomery Co., PA
Soil Series Mapped: Urban Land
Soil Series Classified: Urban Land

Limiting Zone 120+" none Slope: 1-3% Conduct Double Ring Infiltrometer Test at 96"

Horizon	Depth (In.)	Matrix Color	Texture	Structure	Consistence	Fe Redox Depletions	Fe Redox Concentrations	Boundary
^A	0-12	10YR 3/2	gr l	2 f gr	friable	none	none	gradual wavy
^B1	12-28	10YR 5/6	gr l	2 m sbk	friable	none	none	clear wavy
Fill	28-90		Ash & Cinders					gradual wavy
^B2	90-120+	5YR 5/6	gr l	2 m sbk	friable	none	none	

Borough Representative: Brandon Broniszewski of Gilmore & Associates Soil Scientist: Brendan J. O'Boyle

Notes: Site evaluation for stormwater infiltration. Bedrock and groundwater not encountered. Fill soils for entire profile.
Weather / Field Conditions: Showers, 60s, soils moist.
Others Present at Site: Paul Dougherty of Total Contracting, LLC – backhoe provider and operator.

EPIPEDON
Anthropic

SUBSURFACE HORIZON(S)

SOIL ORDER
Entisol

DRAINAGE CLASS

LANDFORM
Upland

POSITION

PARENT MATERIAL
Fill

BEDROCK LITHOLOGY
Schist

COARSE FRAGMENTS (% of Vol.)

15-35%	35-65%	>65%
(gr) gravelly	(vgr) very gravelly	(egr)extr. gravelly
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(cb) cobbly	(vcb) very cobbly	(ecb) extr. cobbly
(fl) flaggy	(vfl) very flaggy	(efl) extr. flaggy
(st) stony	(vst) very stony	(est) extr. stony
(bd) bouldery	(vbd) very bouldery	(ebd) extr. bouldery

TEXTURE
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vfs - very fine sand
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l - loam
sil - silt loam
si - silt
scl - sandy clay loam
cl - clay loam
sicl - silty clay loam
sc - sandy clay
sic - silty clay
c – clay

STRUCTURE
Grade
Structureless - 0
Weak - 1
Moderate - 2
Strong - 3
Type
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cpr - columnar
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abk - angular blocky
sbk - subangular blocky
m - massive
s - single grain
Size
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f - fine
m - medium
co - coarse
vc - very coarse
vt - very thin
t - thin
th - thick
vth - very thick

REDOX FEATURES
Abundance
f - Few <2%
c - Common 2-20%
m - Many >20%
Contrast
f - Faint
d - Distinct
p - Prominent

BOUNDARY
Distinctness
Abrupt <1" (thick)
Clear 1-2.5"
Gradual 2.5 -5"
Diffuse >5
Topography
Smooth - boundary is nearly level
Wavy - pockets with width greater than depth
Irregular - pockets with depth greater than width
Broken discontinuous

Brendan J. O'Boyle, CPSS
Professional Soil Scientist

Date: 5/6/26 Pit # SW-4
Project: Mecka Properties, LLC
Location: Maple Street Properties
Conshohocken Borough, Montgomery Co., PA
Soil Series Mapped: Urban Land
Soil Series Classified: Urban Land

Limiting Zone 120+" none Slope: 1-3% Conduct Double Ring Infiltrometer Test at 96"

Horizon	Depth (In.)	Matrix Color	Texture	Structure	Consistence	Fe Redox Depletions	Fe Redox Concentrations	Boundary
^A	0-12	10YR 3/2	gr l	2 f gr	friable	none	none	gradual wavy
^B1	12-29	5YR 5/6	gr l	2 m sbk	friable	none	none	gradual wavy
^B2	29-48	10YR 5/6	gr l	1 m sbk	friable	none	none	gradual wavy
^B3	48-87	7.5YR 4/4	l	1 m sbk	friable	none	none	gradual wavy
^B4	87-120+	7.5YR 5/4	sl	1 f sbk	friable	none	none	

Borough Representative: Brandon Broniszewski of Gilmore & Associates Soil Scientist: Brendan J. O'Boyle

Notes: Site evaluation for stormwater infiltration. Bedrock and groundwater not encountered. Fill soils for entire profile.
Weather / Field Conditions: Showers, 60s, soils moist.
Others Present at Site: Paul Dougherty of Total Contracting, LLC – backhoe provider and operator.

EPIPEDON
Anthropic

SUBSURFACE HORIZON(S)

SOIL ORDER
Entisol

DRAINAGE CLASS

LANDFORM
Upland

POSITION

PARENT MATERIAL
Fill

BEDROCK LITHOLOGY
Schist

COARSE FRAGMENTS (% of Vol.)

15-35%	**35-65%**	**>65%**
(gr) gravelly	(vgr) very gravelly	(egr)extr. gravelly
(ch) channery	(vch) very channery	(ech) extr.channery
(cb) cobbly	(vcb) very cobbly	(ecb) extr. cobbly
(fl) flaggy	(vfl) very flaggy	(efl) extr. flaggy
(st) stony	(vst) very stony	(est) extr. stony
(bd) bouldery	(vbd) very bouldery	(ebd) extr. bouldery

TEXTURE
cos - coarse sand
s - sand
fs - fine sand
vfs - very fine sand
lcos - loamy coarse sand
ls - loamy sand
lfs - loamy fine sand
lvfs - loamy very fine sand
cosl - coarse sandy loam
sl - sandy loam
fsl - fine sandy loam
vfsl - very fine sandy loam
l - loam
sil - silt loam
si - silt
scl - sandy clay loam
cl - clay loam
sicl - silty clay loam
sc - sandy clay
sic - silty clay
c – clay

STRUCTURE
Grade
Structureless - 0
Weak - 1
Moderate - 2
Strong - 3
Type
pl - platy
pr - prismatic
cpr - columnar
gr - granular
abk - angular blocky
sbk - subangular blocky
m - massive
s - single grain
Size
vf - very fine
f - fine
m - medium
co - coarse
vc - very coarse
vt - very thin
t - thin
th - thick
vth - very thick

REDOX FEATURES
Abundance
f - Few <2%
c - Common 2-20%
m - Many >20%
Contrast
f - Faint
d - Distinct
p - Prominent

BOUNDARY
Distinctness
Abrupt <1" (thick)
Clear 1-2.5"
Gradual 2.5 -5"
Diffuse >5
Topography
Smooth - boundary is nearly level
Wavy - pockets with width greater than depth
Irregular - pockets with depth greater than width
Broken discontinuous

1590 Canary Road, Quakertown, PA 18951 | 215-536-7006 | 215-538-6136

Consultants LLC

Double Ring Infiltrometer Test Report

Site: Maple Street Properties - SW-1

Municipality: Conshohocken Borough

County: Montgomery

Date: 5/6/2026

Testing Depth: 96"
(Below Ground Surface)

	Test #1 Drop (in)	**Test #2** Drop (in)
Presoak 1 (30 min)	Dry	Dry
Presoak 2 (30 min)	2.25	2.5

		Test #1	**Test #2**
Interval 1	(min)	10	10
Drop	(in)	0.75	0.75
Interval 2	(min)	10	10
Drop	(in)	0.75	0.75
Interval 3	(min)	10	10
Drop	(in)	0.75	0.75
Interval 4	(min)	10	10
Drop	(in)	0.75	0.75
Interval 5	(min)	10	10
Drop	(in)	0.75	0.75
Interval 6	(min)	10	10
Drop	(in)	0.75	0.75
Final Drop	in/hr	4.50	4.50

Infiltration Rate= 4.50 in/hr

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Consultants LLC

Double Ring Infiltrometer Test Report

Site: Maple Street Properties - SW-2

Municipality: Conshohocken Borough

County: Montgomery

Date: 5/6/2026

Testing Depth: 96"
(Below Ground Surface)

	Test #1 Drop (in)	**Test #2** Drop (in)
Presoak 1 (30 min)	Dry	Dry
Presoak 2 (30 min)	3.5	2.5

		Test #1	**Test #2**
Interval 1	(min)	10	10
Drop	(in)	1.5	0.75
Interval 2	(min)	10	10
Drop	(in)	1.5	0.75
Interval 3	(min)	10	10
Drop	(in)	1.25	0.75
Interval 4	(min)	10	10
Drop	(in)	1.5	0.75
Interval 5	(min)	10	10
Drop	(in)	1.25	0.75
Interval 6	(min)	10	10
Drop	(in)	1.25	0.75
Final Drop	in/hr	7.50	4.50

Infiltration Rate= 6.00 in/hr

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Consultants LLC

Double Ring Infiltrometer Test Report

Site: Maple Street Properties - SW-3

Municipality: Conshohocken Borough

County: Montgomery

Date: 5/6/2026

Testing Depth: 96"
(Below Ground Surface)

	Test #1 Drop (in)	Test #2 Drop (in)
Presoak 1 (30 min)	Dry	Dry
Presoak 2 (30 min)	4.5	3.5

		Test #1	Test #2
Interval 1	(min)	10	10
Drop	(in)	1.5	1.25
Interval 2	(min)	10	10
Drop	(in)	1.5	1.25
Interval 3	(min)	10	10
Drop	(in)	1.5	1.25
Interval 4	(min)	10	10
Drop	(in)	1.5	1.5
Interval 5	(min)	10	10
Drop	(in)	1.5	1.25
Interval 6	(min)	10	10
Drop	(in)	1.5	1.25
Final Drop	in/hr	9.00	7.50

Infiltration Rate= 8.25 in/hr

1590 Canary Road, Quakertown, PA 18951 | 215-536-7006 | 215-538-6136

Consultants LLC

Double Ring Infiltrometer Test Report

Site: Maple Street Properties - SW-4

Municipality: Conshohocken Borough

County: Montgomery

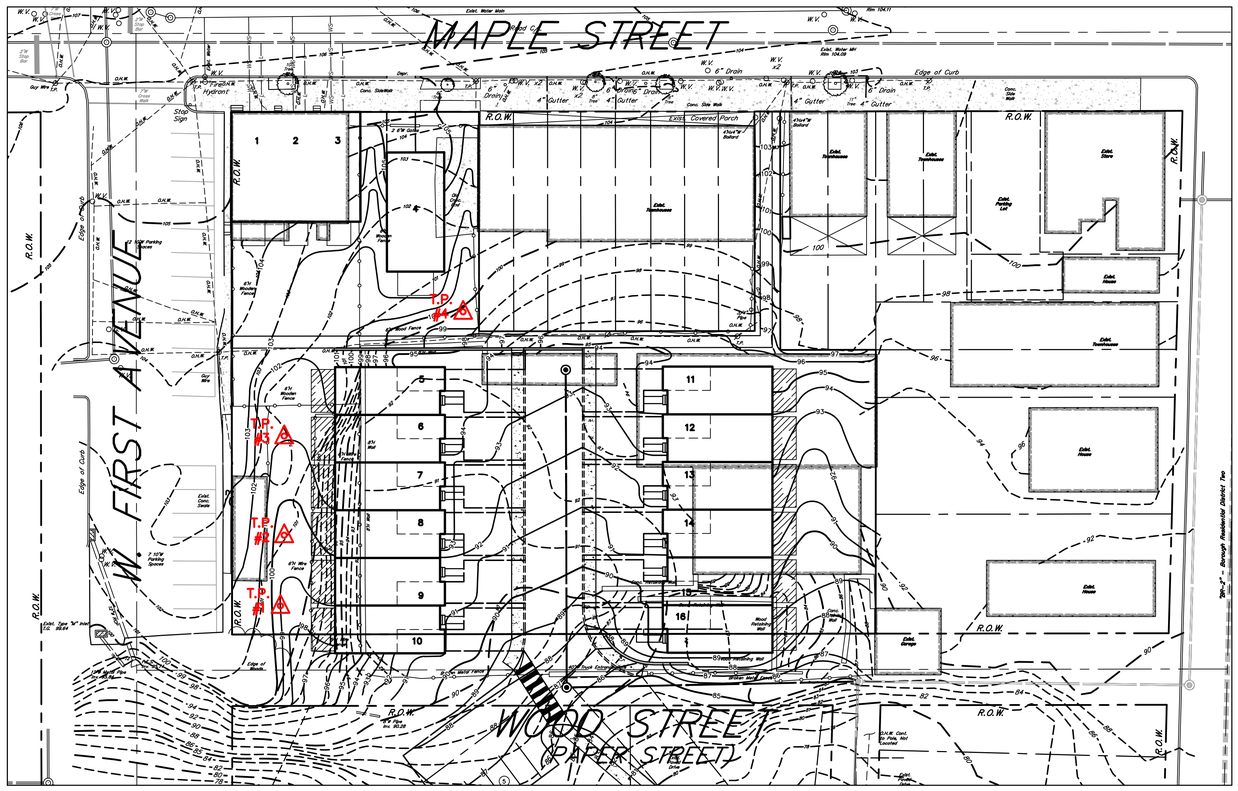
Date: 5/6/2026

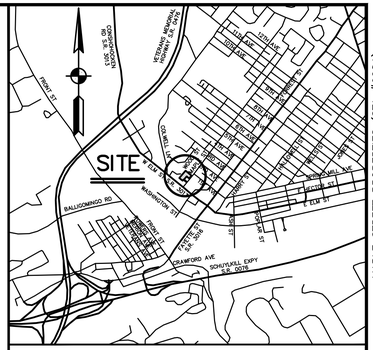
Testing Depth: 96"
(Below Ground Surface)

	Test #1 Drop (in)	Test #2 Drop (in)
Presoak 1 (30 min)	Dry	2.0
Presoak 2 (30 min)	2.5	0.75

		Test #1	Test #2
Interval 1	(min)	10	30
Drop	(in)	0.75	0.25
Interval 2	(min)	10	30
Drop	(in)	0.75	0.25
Interval 3	(min)	10	30
Drop	(in)	0.75	0.25
Interval 4	(min)	10	30
Drop	(in)	0.75	0.25
Interval 5	(min)	10	
Drop	(in)	0.75	
Interval 6	(min)	10	
Drop	(in)	0.75	
Final Drop	in/hr	4.50	0.50

Infiltration Rate= 2.50 in/hr





SITE LOCATION MAP 1"=2000'

MAPLE STREET PROPERTIES (STA #6281)

30 0 15 30 60 90
GRAPHIC SCALE

1	KED	S.T.A. PLAN ORIGINATION DATE	APR. 13, 2026

TEST PIT LOCATION PLAN

FOR THE

MAPLE STREET PROPERTIES

PREPARED FOR

MECKA PROPERTIES LLC

SITE SITUATE IN

CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY ,PA

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE HORIZONTAL:	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=30'	K.E.D.	S.A.R.	01 OF 01
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281TP	

APPENDIX C
PEAK RATE SUPPORTING DATA

MAPLE AVENUE PROPERTIES

CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY

1/5/2026; Rev. 5/11/2026

POI 001			
Storm Frequency (Years)	Pre-Dev. Flow (c.f.s.) A	**Total Post-Dev. Flow (c.f.s.) B**	**Increase / (Decrease) (c.f.s.) C = B - A**
1	4.95	4.31	-0.64
2	6.40	5.48	-0.92
5	8.57	7.22	-1.35
10	10.37	8.67	-1.70
25	12.93	10.72	-2.21
50	15.10	12.46	-2.64
100	17.40	14.29	-3.11

#6281 - Maple Street Properties							5-Jan-26
							Rev. 11-May-26
WATERSHED:	**PRE-DEVELOPMENT SHED POI 001**						
SOIL NAME AND HYDROLOGIC GROUP	**COVER DESCRIPTION**	**Table 2-2 CN**	**Disturbed Area (Ac)**	**Undisturbed Area (Ac)**	**Total Area (Ac)**	**Area % Of Total**	**Product CN x %**
D	OPEN SPACE, GOOD	80	0.00	0.00	0.00	0.0	0.00
D	WOODS, GOOD	77	0.20	0.00	0.20	12.1	9.33
D	IMPERVIOUS*	98	0.74	0.10	0.84	50.9	49.89
D	MEADOW	78	0.61	0.00	0.61	37.0	28.84
		Totals	**1.55**	**0.10**	**1.65**		**88.06**
						USE CN =	**88**
0.93 AC. DISTURBED IMPERVIOUS @ 20 % MEADOW							
WATERSHED:	**POST-DEVELOPMENT INTO SCM 001**						
SOIL NAME AND HYDROLOGIC GROUP	**COVER DESCRIPTION**	**Table 2-2 CN**	**Disturbed Area (Ac)**	**Undisturbed Area (Ac)**	**Total Area (Ac)**	**Area % Of Total**	**Product CN x %**
D	OPEN SPACE, GOOD	80	0.05	0.00	0.05	19.2	15.38
D	WOODS, GOOD	77	0.00	0.00	0.00	0.0	0.00
D	IMPERVIOUS	98	0.11	0.10	0.21	80.8	79.15
D	MEADOW	78	0.00	0.00	0.00	0.0	0.00
		Totals	**0.16**	**0.10**	**0.26**		**94.54**
						USE CN =	**95**
WATERSHED:	**POST-DEVELOPMENT INTO SCM 002**						
SOIL NAME AND HYDROLOGIC GROUP	**COVER DESCRIPTION**	**Table 2-2 CN**	**Disturbed Area (Ac)**	**Undisturbed Area (Ac)**	**Total Area (Ac)**	**Area % Of Total**	**Product CN x %**
D	OPEN SPACE, GOOD	80	0.00	0.00	0.00	0.0	0.00
D	WOODS, GOOD	77	0.00	0.00	0.00	0.0	0.00
D	IMPERVIOUS	98	0.06	0.00	0.06	100.0	98.00
D	MEADOW	78	0.00	0.00	0.00	0.0	0.00
		Totals	**0.06**	**0.00**	**0.06**		**98.00**
						USE CN =	**98**
WATERSHED:	**POST-DEVELOPMENT POI 001 BYPASS**						
SOIL NAME AND HYDROLOGIC GROUP	**COVER DESCRIPTION**	**Table 2-2 CN**	**Disturbed Area (Ac)**	**Undisturbed Area (Ac)**	**Total Area (Ac)**	**Area % Of Total**	**Product CN x %**
D	OPEN SPACE, GOOD	80	0.56	0.00	0.56	42.1	33.68
D	WOODS, GOOD	77	0.00	0.00	0.00	0.0	0.00
D	IMPERVIOUS	98	0.77	0.00	0.77	57.9	56.74
D	MEADOW	78	0.00	0.00	0.00	0.0	0.00
		Totals	**1.33**	**0.00**	**1.33**		**90.42**
						USE CN =	**90**

NOAA Atlas 14, Volume 2, Version 3
Location name: Conshohocken, Pennsylvania, USA*
Latitude: 40.0742°, Longitude: -75.3097°
Elevation: 101 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** (0.318-0.378)	**0.413** (0.379-0.450)	**0.484** (0.444-0.527)	**0.535** (0.489-0.583)	**0.595** (0.541-0.648)	**0.636** (0.576-0.694)	**0.676** (0.610-0.739)	**0.712** (0.638-0.780)	**0.752** (0.668-0.827)	**0.782** (0.689-0.865)
10-min	**0.554** (0.509-0.603)	**0.660** (0.606-0.720)	**0.776** (0.710-0.845)	**0.855** (0.783-0.932)	**0.948** (0.863-1.03)	**1.01** (0.917-1.10)	**1.08** (0.969-1.17)	**1.13** (1.01-1.24)	**1.19** (1.06-1.31)	**1.23** (1.08-1.36)
15-min	**0.692** (0.636-0.754)	**0.830** (0.762-0.905)	**0.981** (0.899-1.07)	**1.08** (0.990-1.18)	**1.20** (1.09-1.31)	**1.28** (1.16-1.40)	**1.36** (1.22-1.48)	**1.42** (1.28-1.56)	**1.50** (1.33-1.65)	**1.55** (1.36-1.71)
30-min	**0.949** (0.872-1.03)	**1.15** (1.05-1.25)	**1.39** (1.28-1.52)	**1.57** (1.44-1.71)	**1.78** (1.62-1.94)	**1.93** (1.75-2.11)	**2.08** (1.88-2.27)	**2.22** (1.99-2.43)	**2.38** (2.12-2.62)	**2.50** (2.21-2.77)
60-min	**1.18** (1.09-1.29)	**1.44** (1.32-1.57)	**1.79** (1.64-1.95)	**2.04** (1.87-2.22)	**2.37** (2.16-2.58)	**2.62** (2.37-2.85)	**2.87** (2.58-3.13)	**3.11** (2.78-3.40)	**3.42** (3.04-3.76)	**3.66** (3.22-4.04)
2-hr	**1.42** (1.29-1.55)	**1.72** (1.58-1.89)	**2.15** (1.96-2.35)	**2.48** (2.25-2.71)	**2.91** (2.63-3.18)	**3.25** (2.92-3.55)	**3.59** (3.20-3.93)	**3.93** (3.48-4.31)	**4.39** (3.85-4.84)	**4.75** (4.11-5.25)
3-hr	**1.55** (1.42-1.70)	**1.88** (1.72-2.06)	**2.36** (2.15-2.58)	**2.72** (2.47-2.98)	**3.20** (2.89-3.51)	**3.59** (3.22-3.93)	**3.98** (3.55-4.36)	**4.37** (3.86-4.81)	**4.91** (4.28-5.42)	**5.32** (4.59-5.90)
6-hr	**1.94** (1.78-2.13)	**2.34** (2.15-2.58)	**2.92** (2.67-3.21)	**3.39** (3.08-3.72)	**4.05** (3.65-4.43)	**4.58** (4.10-5.01)	**5.14** (4.55-5.63)	**5.72** (5.02-6.28)	**6.55** (5.64-7.23)	**7.22** (6.12-8.00)
12-hr	**2.36** (2.16-2.61)	**2.85** (2.61-3.15)	**3.57** (3.26-3.94)	**4.18** (3.80-4.60)	**5.06** (4.54-5.56)	**5.80** (5.16-6.37)	**6.60** (5.80-7.26)	**7.47** (6.47-8.24)	**8.73** (7.41-9.69)	**9.80** (8.16-10.9)
24-hr	**2.72** (2.51-2.98)	**3.28** (3.02-3.59)	**4.12** (3.78-4.50)	**4.82** (4.41-5.26)	**5.82** (5.30-6.34)	**6.68** (6.05-7.26)	**7.59** (6.84-8.24)	**8.58** (7.68-9.31)	**10.0** (8.86-10.9)	**11.2** (9.82-12.2)
2-day	**3.15** (2.88-3.44)	**3.80** (3.48-4.15)	**4.78** (4.37-5.22)	**5.57** (5.08-6.08)	**6.70** (6.09-7.30)	**7.64** (6.91-8.32)	**8.63** (7.76-9.40)	**9.70** (8.67-10.6)	**11.2** (9.93-12.2)	**12.5** (11.0-13.6)
3-day	**3.32** (3.04-3.63)	**4.00** (3.67-4.38)	**5.01** (4.60-5.48)	**5.84** (5.34-6.37)	**7.00** (6.38-7.63)	**7.97** (7.23-8.68)	**8.99** (8.12-9.79)	**10.1** (9.04-11.0)	**11.6** (10.3-12.7)	**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)	**6.10** (5.60-6.66)	**7.31** (6.67-7.97)	**8.30** (7.55-9.04)	**9.36** (8.47-10.2)	**10.5** (9.42-11.4)	**12.1** (10.7-13.2)	**13.4** (11.8-14.6)
7-day	**4.08** (3.78-4.44)	**4.90** (4.53-5.33)	**6.05** (5.60-6.59)	**7.00** (6.46-7.62)	**8.35** (7.68-9.08)	**9.47** (8.67-10.3)	**10.7** (9.70-11.6)	**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** (5.17-6.00)	**6.77** (6.29-7.32)	**7.75** (7.18-8.37)	**9.11** (8.41-9.83)	**10.2** (9.40-11.0)	**11.3** (10.4-12.2)	**12.5** (11.4-13.5)	**14.2** (12.8-15.3)	**15.5** (14.0-16.8)
20-day	**6.29** (5.89-6.72)	**7.46** (7.00-7.98)	**8.90** (8.34-9.51)	**10.0** (9.39-10.7)	**11.6** (10.8-12.3)	**12.7** (11.9-13.6)	**13.9** (13.0-14.9)	**15.2** (14.0-16.2)	**16.8** (15.4-18.0)	**18.0** (16.5-19.3)
30-day	**7.84** (7.41-8.28)	**9.23** (8.73-9.76)	**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)	**19.9** (18.8-21.0)	**21.3** (20.0-22.5)	**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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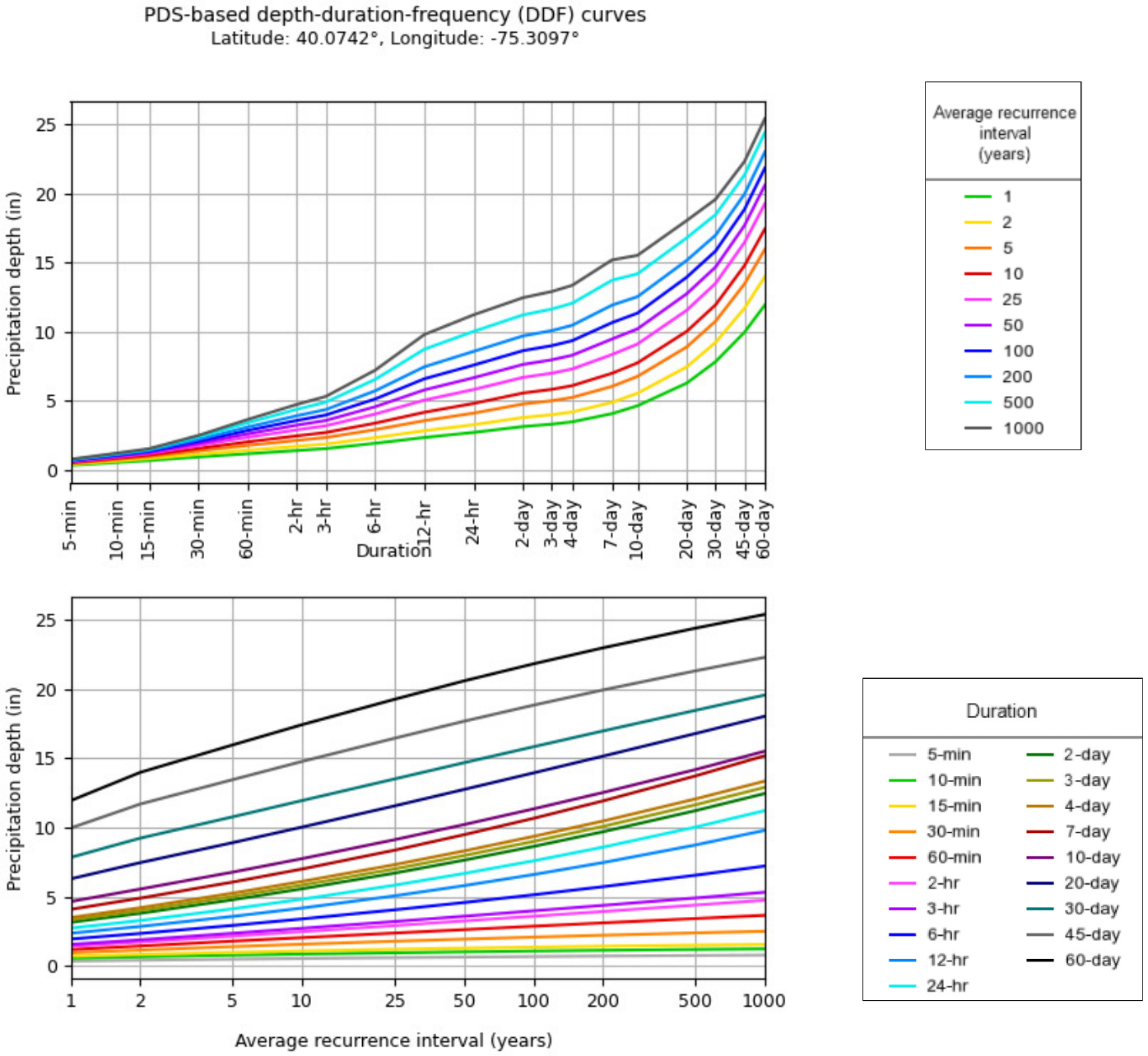
PF graphical



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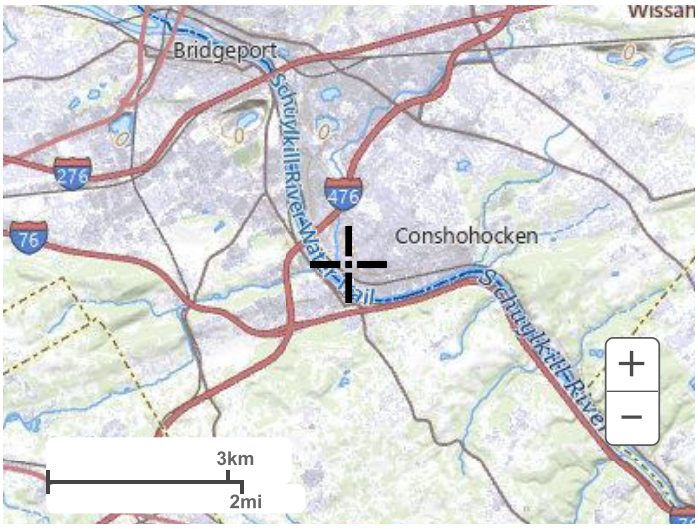
Maps & aerials

Small scale terrain



Large scale terrain

Large scale map

Large scale aerial

Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	4.950	2	716	10,110	------	------	------	PRE POI 001
3	SCS Runoff	0.401	2	716	935	------	------	------	UNDISTURBED INTO SCM 001
4	SCS Runoff	0.555	2	716	1,166	------	------	------	DISTURBED INTO SCM 001
5	Combine	0.957	2	716	2,102	3, 4	------	------	TOTAL INTO SCM 001
6	Reservoir	0.000	2	1000	0	5	95.63	954	SCM 001
7	SCS Runoff	0.241	2	716	561	------	------	------	INTO SCM 002
8	Combine	0.241	2	716	561	6, 7	------	------	TOTAL INTO SCM 002
9	Reservoir	0.000	2	716	0	8	93.94	248	SCM 002
10	SCS Runoff	4.306	2	716	8,897	------	------	------	BYPASS POI 001
11	Combine	4.306	2	716	8,897	9, 10	------	------	TOTAL POST POI 001
13	Combine	5.504	2	716	11,560	3, 4, 7, 10,	------	------	NPDES TOTAL POST w/o SCMs

Hydrograph Report

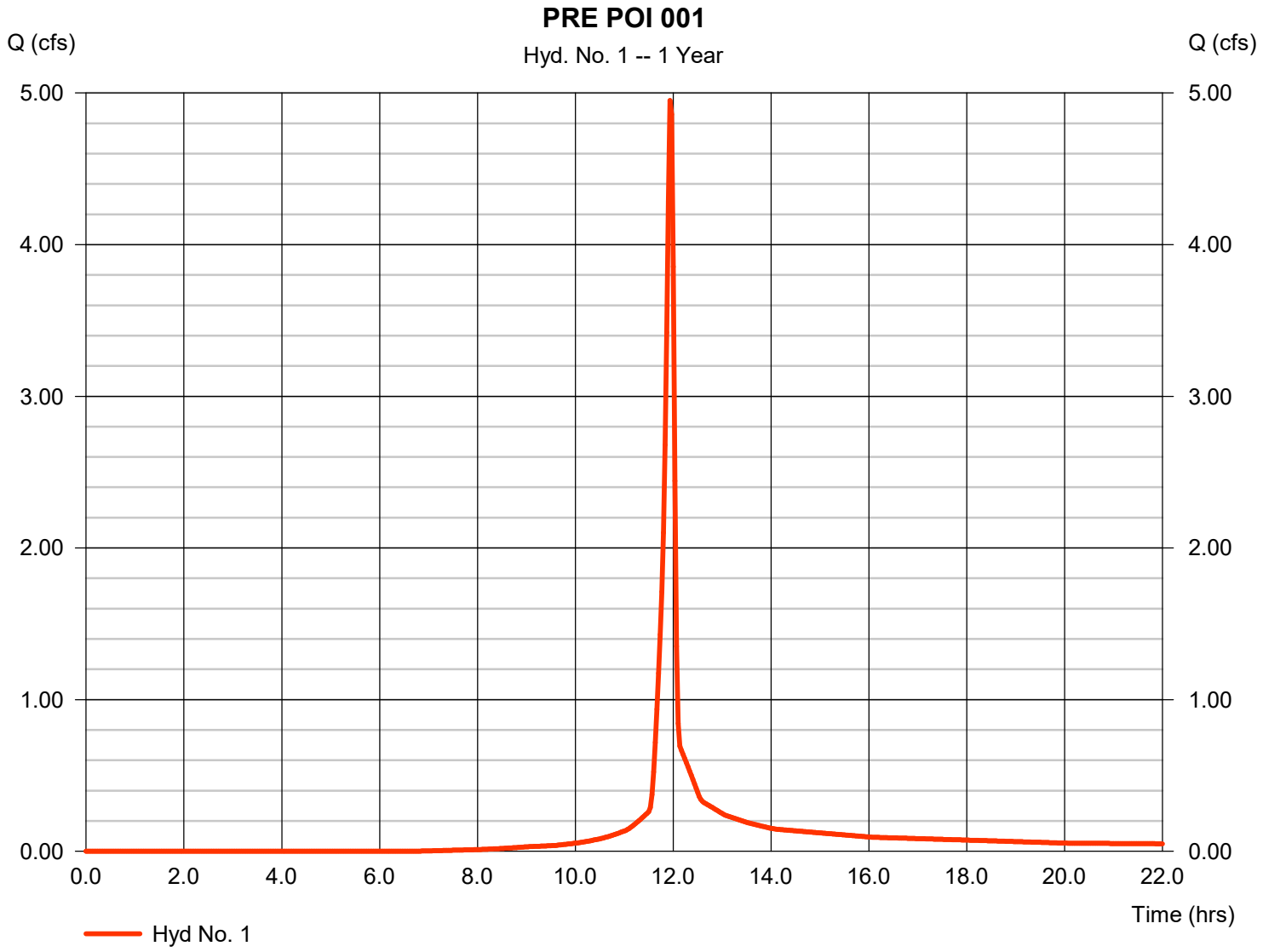
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 1

PRE POI 001

Hydrograph type	= SCS Runoff	Peak discharge	= 4.950 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 10,110 cuft
Drainage area	= 1.650 ac	Curve number	= 88*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.98 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.200 x 77) + (0.740 x 98) + (0.610 x 78) + (0.100 x 98)] / 1.650



Hydrograph Report

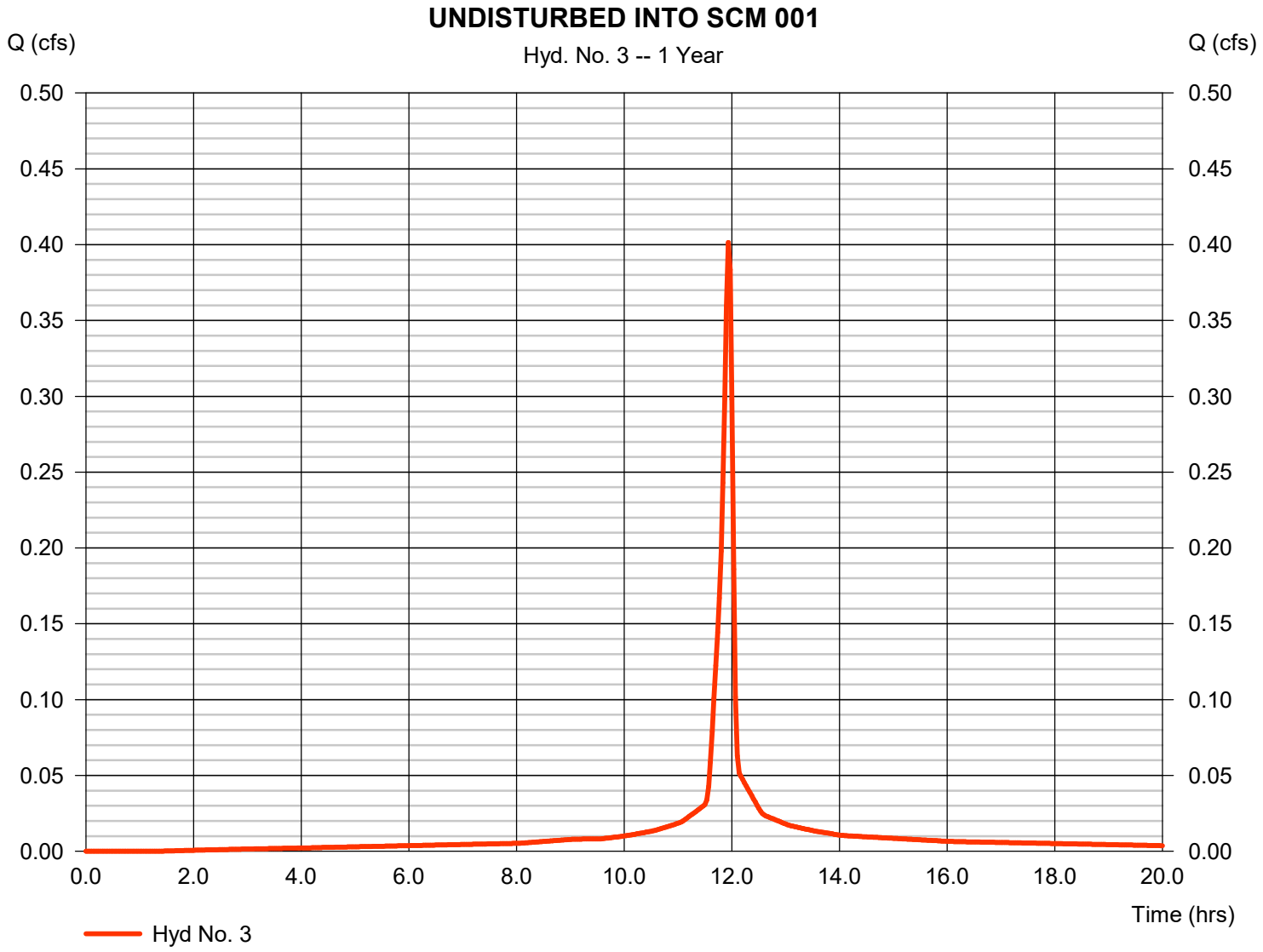
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 3

UNDISTURBED INTO SCM 001

Hydrograph type	= SCS Runoff	Peak discharge	= 0.401 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 935 cuft
Drainage area	= 0.100 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.98 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = + (0.100 x 98)] / 0.100



Hydrograph Report

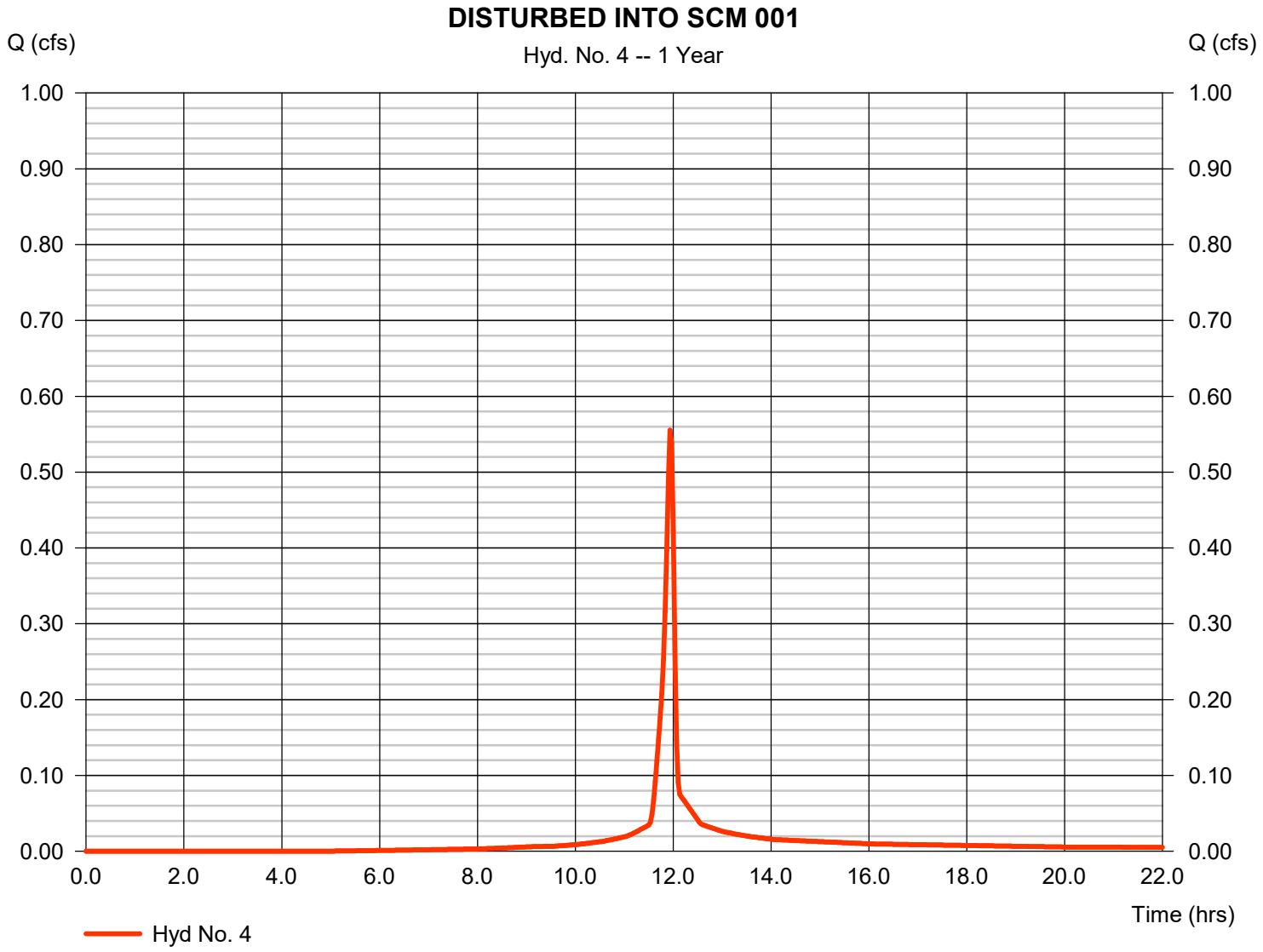
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 4

DISTURBED INTO SCM 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.555 cfs
Storm frequency	=	1 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	1,166 cuft
Drainage area	=	0.160 ac	Curve number	=	92*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	2.98 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.050 x 80) + (0.110 x 98)] / 0.160



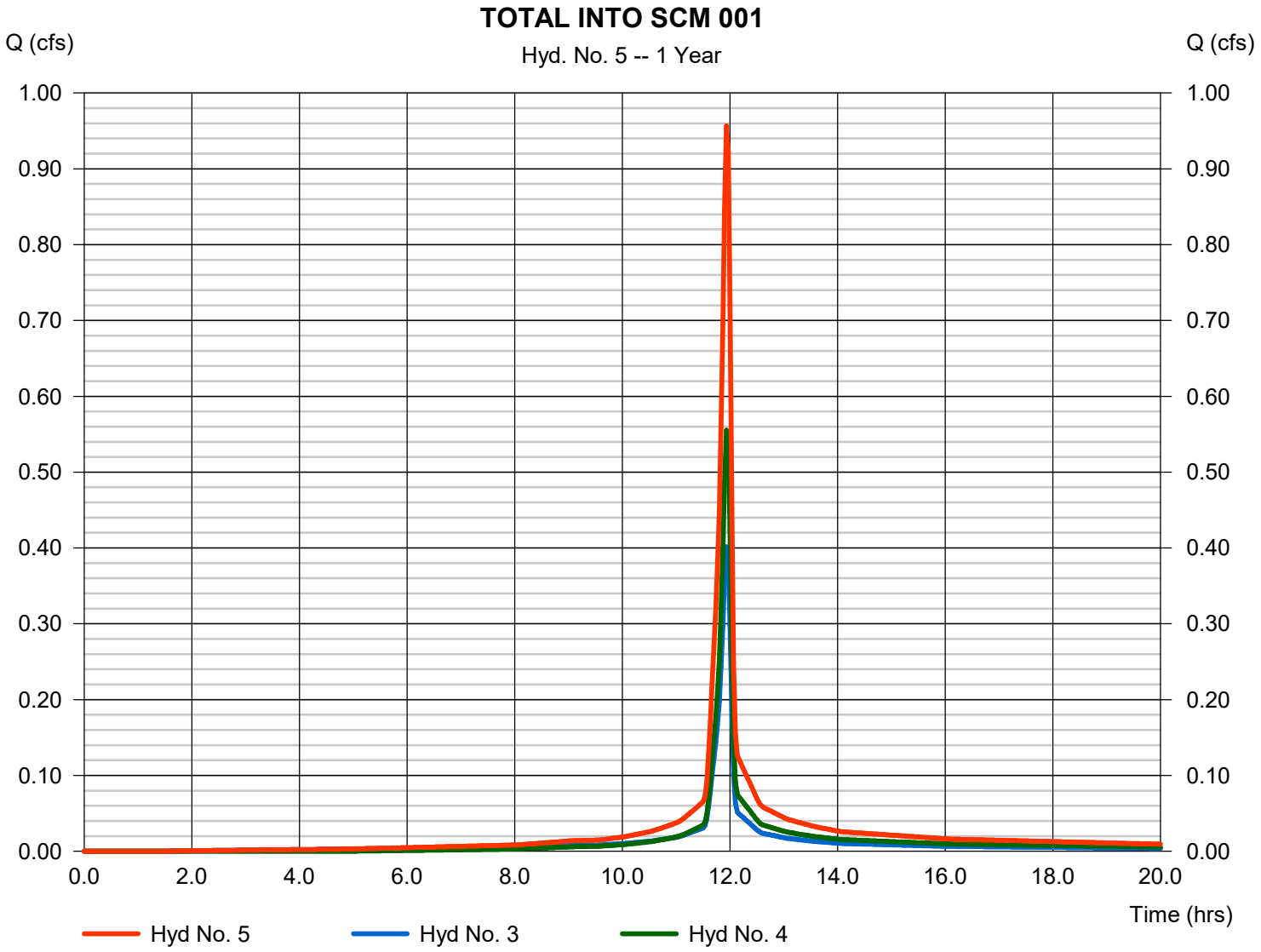
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 5

TOTAL INTO SCM 001

Hydrograph type	= Combine	Peak discharge	= 0.957 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 2,102 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.260 ac



Hydrograph Report

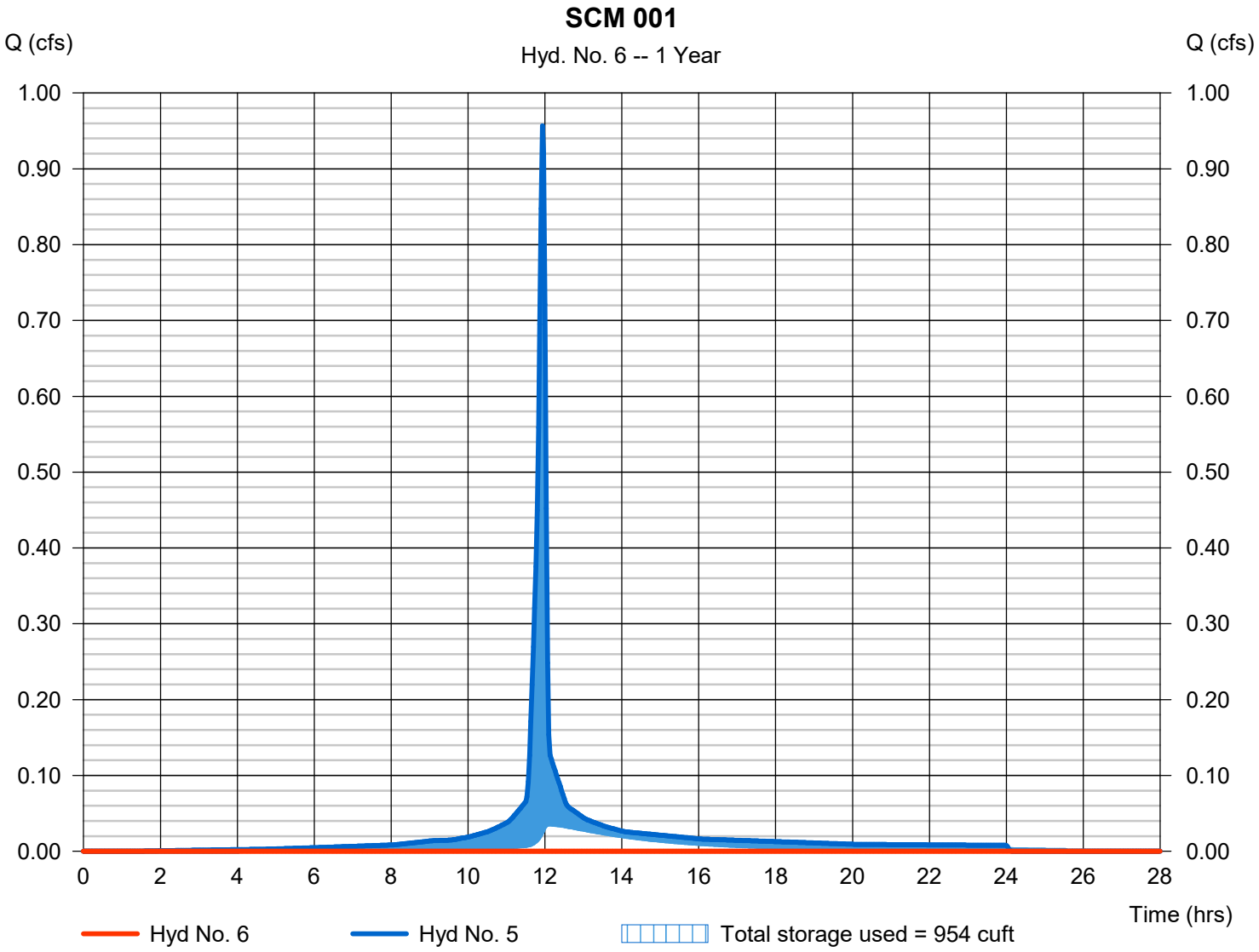
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 6

SCM 001

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 1 yrs	Time to peak	= 16.67 hrs
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 5 - TOTAL INTO SCM 001	Max. Elevation	= 95.63 ft
Reservoir name	= SCM 001	Max. Storage	= 954 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Pond No. 1 - SCM 001

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 94.50 ft. Voids = 95.80%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	94.50	882	0	0
0.50	95.00	882	422	422
1.00	95.50	882	422	845
1.50	96.00	882	422	1,267
2.00	96.50	882	422	1,690
2.50	97.00	882	422	2,112
3.00	97.50	882	422	2,535
3.50	98.00	882	422	2,957

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	0.00	0.00	0.00
Span (in)	= 8.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 97.30	0.00	0.00	0.00
Length (ft)	= 5.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 4.130 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	94.50	0.00	---	---	---	---	---	---	---	0.000	---	0.000
0.05	42	94.55	0.00	---	---	---	---	---	---	---	0.008	---	0.008
0.10	84	94.60	0.00	---	---	---	---	---	---	---	0.017	---	0.017
0.15	127	94.65	0.00	---	---	---	---	---	---	---	0.025	---	0.025
0.20	169	94.70	0.00	---	---	---	---	---	---	---	0.034	---	0.034
0.25	211	94.75	0.00	---	---	---	---	---	---	---	0.042	---	0.042
0.30	253	94.80	0.00	---	---	---	---	---	---	---	0.051	---	0.051
0.35	296	94.85	0.00	---	---	---	---	---	---	---	0.059	---	0.059
0.40	338	94.90	0.00	---	---	---	---	---	---	---	0.067	---	0.067
0.45	380	94.95	0.00	---	---	---	---	---	---	---	0.076	---	0.076
0.50	422	95.00	0.00	---	---	---	---	---	---	---	0.084	---	0.084
0.55	465	95.05	0.00	---	---	---	---	---	---	---	0.084	---	0.084
0.60	507	95.10	0.00	---	---	---	---	---	---	---	0.084	---	0.084
0.65	549	95.15	0.00	---	---	---	---	---	---	---	0.084	---	0.084
0.70	591	95.20	0.00	---	---	---	---	---	---	---	0.084	---	0.084
0.75	634	95.25	0.00	---	---	---	---	---	---	---	0.084	---	0.084
0.80	676	95.30	0.00	---	---	---	---	---	---	---	0.084	---	0.084
0.85	718	95.35	0.00	---	---	---	---	---	---	---	0.084	---	0.084
0.90	760	95.40	0.00	---	---	---	---	---	---	---	0.084	---	0.084
0.95	803	95.45	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.00	845	95.50	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.05	887	95.55	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.10	929	95.60	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.15	972	95.65	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.20	1,014	95.70	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.25	1,056	95.75	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.30	1,098	95.80	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.35	1,141	95.85	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.40	1,183	95.90	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.45	1,225	95.95	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.50	1,267	96.00	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.55	1,310	96.05	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.60	1,352	96.10	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.65	1,394	96.15	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.70	1,436	96.20	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.75	1,479	96.25	0.00	---	---	---	---	---	---	---	0.084	---	0.084

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SCM 001

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.80	1,521	96.30	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.85	1,563	96.35	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.90	1,605	96.40	0.00	---	---	---	---	---	---	---	0.084	---	0.084
1.95	1,648	96.45	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.00	1,690	96.50	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.05	1,732	96.55	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.10	1,774	96.60	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.15	1,817	96.65	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.20	1,859	96.70	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.25	1,901	96.75	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.30	1,943	96.80	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.35	1,986	96.85	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.40	2,028	96.90	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.45	2,070	96.95	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.50	2,112	97.00	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.55	2,154	97.05	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.60	2,197	97.10	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.65	2,239	97.15	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.70	2,281	97.20	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.75	2,323	97.25	0.00	---	---	---	---	---	---	---	0.084	---	0.084
2.80	2,366	97.30	0.00 ic	---	---	---	---	---	---	---	0.084	---	0.084
2.85	2,408	97.35	0.01 ic	---	---	---	---	---	---	---	0.084	---	0.093
2.90	2,450	97.40	0.04 ic	---	---	---	---	---	---	---	0.084	---	0.120
2.95	2,492	97.45	0.08 ic	---	---	---	---	---	---	---	0.084	---	0.162
3.00	2,535	97.50	0.13 ic	---	---	---	---	---	---	---	0.084	---	0.219
3.05	2,577	97.55	0.20 ic	---	---	---	---	---	---	---	0.084	---	0.288
3.10	2,619	97.60	0.28 ic	---	---	---	---	---	---	---	0.084	---	0.369
3.15	2,661	97.65	0.37 ic	---	---	---	---	---	---	---	0.084	---	0.458
3.20	2,704	97.70	0.47 ic	---	---	---	---	---	---	---	0.084	---	0.556
3.25	2,746	97.75	0.57 ic	---	---	---	---	---	---	---	0.084	---	0.657
3.30	2,788	97.80	0.68 ic	---	---	---	---	---	---	---	0.084	---	0.761
3.35	2,830	97.85	0.78 ic	---	---	---	---	---	---	---	0.084	---	0.862
3.40	2,873	97.90	0.87 ic	---	---	---	---	---	---	---	0.084	---	0.957
3.45	2,915	97.95	0.95 ic	---	---	---	---	---	---	---	0.084	---	1.036
3.50	2,957	98.00	0.38 oc	---	---	---	---	---	---	---	0.084	---	0.469

...End

Hydrograph Report

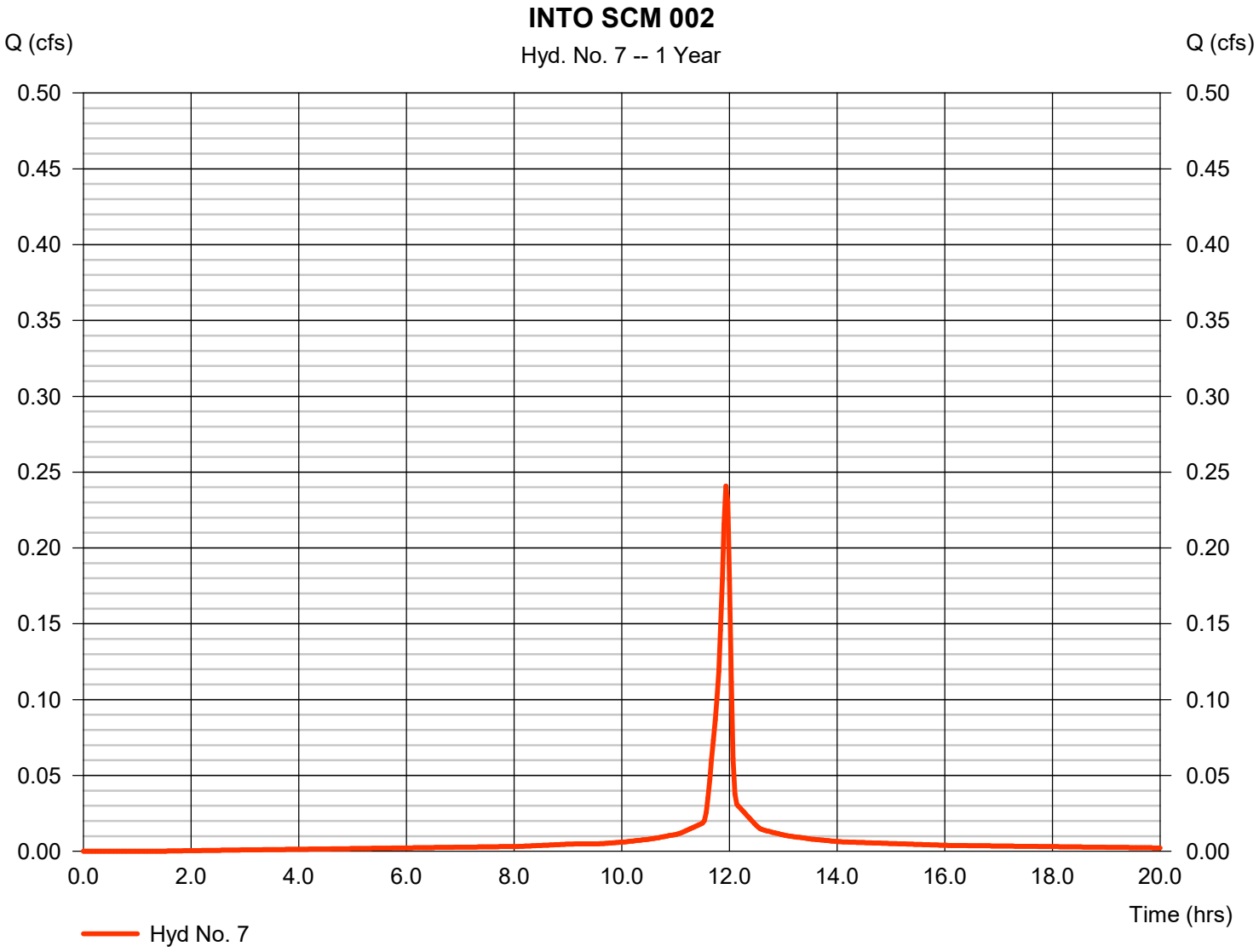
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 7

INTO SCM 002

Hydrograph type	= SCS Runoff	Peak discharge	= 0.241 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 561 cuft
Drainage area	= 0.060 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.98 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.060 x 98)] / 0.060



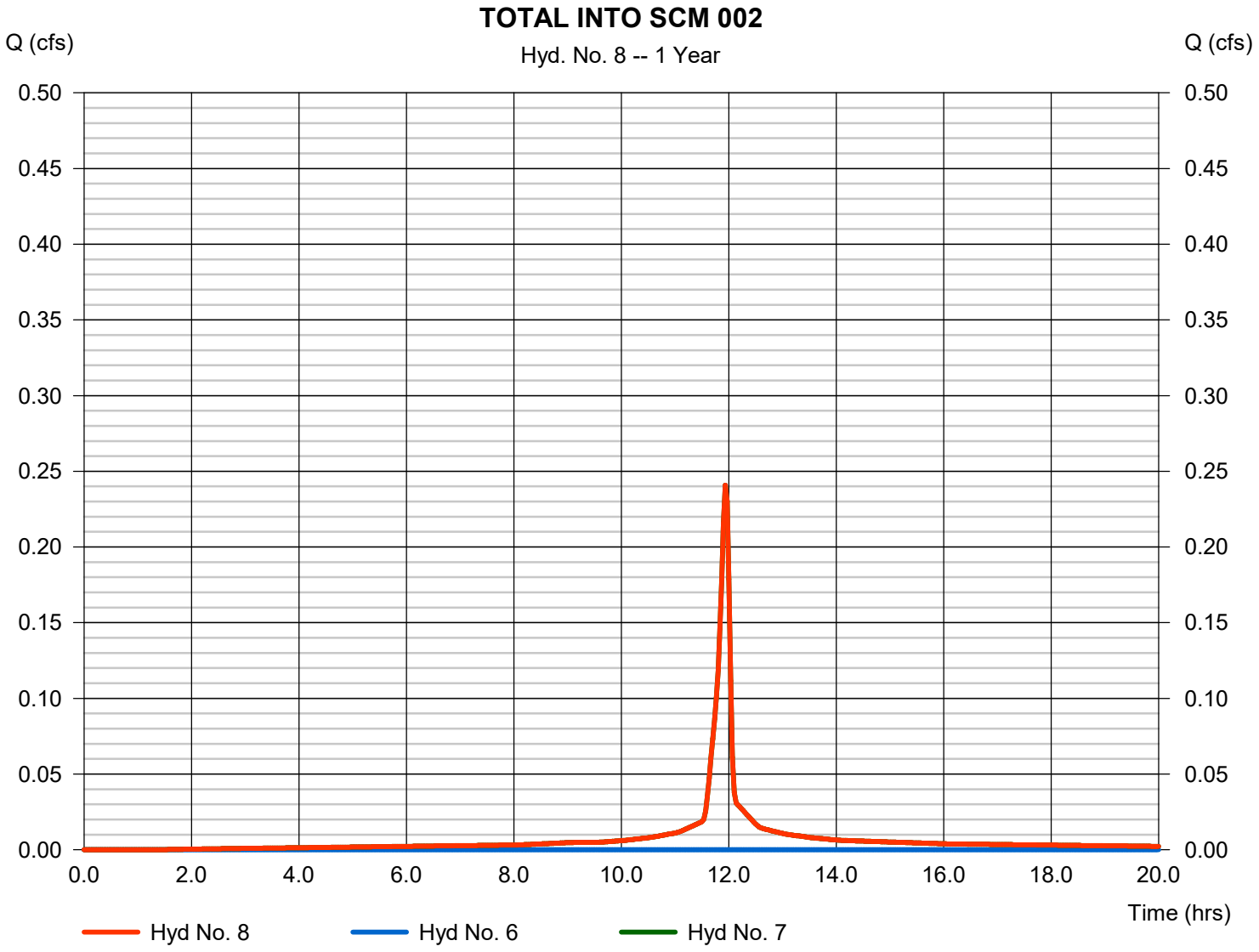
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 8

TOTAL INTO SCM 002

Hydrograph type	= Combine	Peak discharge	= 0.241 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 561 cuft
Inflow hyds.	= 6, 7	Contrib. drain. area	= 0.060 ac



Hydrograph Report

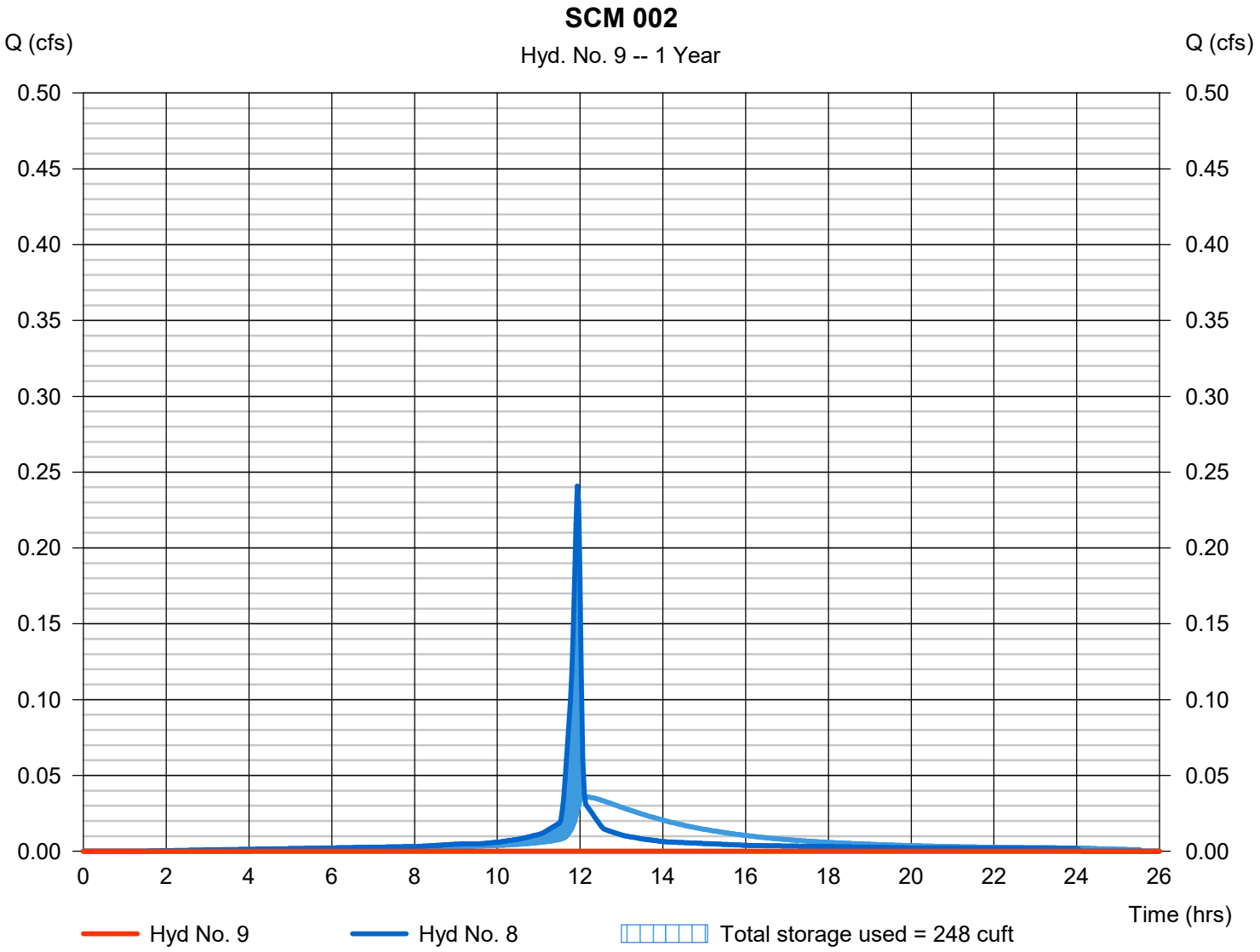
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 9

SCM 002

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 8 - TOTAL INTO SCM 002	Max. Elevation	= 93.94 ft
Reservoir name	= SCM 002	Max. Storage	= 248 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Pond No. 2 - SCM 002

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 93.50 ft. Voids = 95.80%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	93.50	594	0	0
0.50	94.00	594	285	285
1.00	94.50	594	285	569
1.50	95.00	594	285	854
2.00	95.50	594	285	1,138
2.50	96.00	594	285	1,423
3.00	96.50	594	285	1,707
3.50	97.00	594	285	1,992

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 3.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	93.50	---	---	---	---	---	---	---	---	0.000	---	0.000
0.05	28	93.55	---	---	---	---	---	---	---	---	0.004	---	0.004
0.10	57	93.60	---	---	---	---	---	---	---	---	0.008	---	0.008
0.15	85	93.65	---	---	---	---	---	---	---	---	0.012	---	0.012
0.20	114	93.70	---	---	---	---	---	---	---	---	0.017	---	0.017
0.25	142	93.75	---	---	---	---	---	---	---	---	0.021	---	0.021
0.30	171	93.80	---	---	---	---	---	---	---	---	0.025	---	0.025
0.35	199	93.85	---	---	---	---	---	---	---	---	0.029	---	0.029
0.40	228	93.90	---	---	---	---	---	---	---	---	0.033	---	0.033
0.45	256	93.95	---	---	---	---	---	---	---	---	0.037	---	0.037
0.50	285	94.00	---	---	---	---	---	---	---	---	0.041	---	0.041
0.55	313	94.05	---	---	---	---	---	---	---	---	0.041	---	0.041
0.60	341	94.10	---	---	---	---	---	---	---	---	0.041	---	0.041
0.65	370	94.15	---	---	---	---	---	---	---	---	0.041	---	0.041
0.70	398	94.20	---	---	---	---	---	---	---	---	0.041	---	0.041
0.75	427	94.25	---	---	---	---	---	---	---	---	0.041	---	0.041
0.80	455	94.30	---	---	---	---	---	---	---	---	0.041	---	0.041
0.85	484	94.35	---	---	---	---	---	---	---	---	0.041	---	0.041
0.90	512	94.40	---	---	---	---	---	---	---	---	0.041	---	0.041
0.95	541	94.45	---	---	---	---	---	---	---	---	0.041	---	0.041
1.00	569	94.50	---	---	---	---	---	---	---	---	0.041	---	0.041
1.05	597	94.55	---	---	---	---	---	---	---	---	0.041	---	0.041
1.10	626	94.60	---	---	---	---	---	---	---	---	0.041	---	0.041
1.15	654	94.65	---	---	---	---	---	---	---	---	0.041	---	0.041
1.20	683	94.70	---	---	---	---	---	---	---	---	0.041	---	0.041
1.25	711	94.75	---	---	---	---	---	---	---	---	0.041	---	0.041
1.30	740	94.80	---	---	---	---	---	---	---	---	0.041	---	0.041
1.35	768	94.85	---	---	---	---	---	---	---	---	0.041	---	0.041
1.40	797	94.90	---	---	---	---	---	---	---	---	0.041	---	0.041
1.45	825	94.95	---	---	---	---	---	---	---	---	0.041	---	0.041
1.50	854	95.00	---	---	---	---	---	---	---	---	0.041	---	0.041
1.55	882	95.05	---	---	---	---	---	---	---	---	0.041	---	0.041
1.60	910	95.10	---	---	---	---	---	---	---	---	0.041	---	0.041
1.65	939	95.15	---	---	---	---	---	---	---	---	0.041	---	0.041
1.70	967	95.20	---	---	---	---	---	---	---	---	0.041	---	0.041
1.75	996	95.25	---	---	---	---	---	---	---	---	0.041	---	0.041

Continues on next page...

SCM 002

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.80	1,024	95.30	---	---	---	---	---	---	---	---	0.041	---	0.041
1.85	1,053	95.35	---	---	---	---	---	---	---	---	0.041	---	0.041
1.90	1,081	95.40	---	---	---	---	---	---	---	---	0.041	---	0.041
1.95	1,110	95.45	---	---	---	---	---	---	---	---	0.041	---	0.041
2.00	1,138	95.50	---	---	---	---	---	---	---	---	0.041	---	0.041
2.05	1,166	95.55	---	---	---	---	---	---	---	---	0.041	---	0.041
2.10	1,195	95.60	---	---	---	---	---	---	---	---	0.041	---	0.041
2.15	1,223	95.65	---	---	---	---	---	---	---	---	0.041	---	0.041
2.20	1,252	95.70	---	---	---	---	---	---	---	---	0.041	---	0.041
2.25	1,280	95.75	---	---	---	---	---	---	---	---	0.041	---	0.041
2.30	1,309	95.80	---	---	---	---	---	---	---	---	0.041	---	0.041
2.35	1,337	95.85	---	---	---	---	---	---	---	---	0.041	---	0.041
2.40	1,366	95.90	---	---	---	---	---	---	---	---	0.041	---	0.041
2.45	1,394	95.95	---	---	---	---	---	---	---	---	0.041	---	0.041
2.50	1,423	96.00	---	---	---	---	---	---	---	---	0.041	---	0.041
2.55	1,451	96.05	---	---	---	---	---	---	---	---	0.041	---	0.041
2.60	1,479	96.10	---	---	---	---	---	---	---	---	0.041	---	0.041
2.65	1,508	96.15	---	---	---	---	---	---	---	---	0.041	---	0.041
2.70	1,536	96.20	---	---	---	---	---	---	---	---	0.041	---	0.041
2.75	1,565	96.25	---	---	---	---	---	---	---	---	0.041	---	0.041
2.80	1,593	96.30	---	---	---	---	---	---	---	---	0.041	---	0.041
2.85	1,622	96.35	---	---	---	---	---	---	---	---	0.041	---	0.041
2.90	1,650	96.40	---	---	---	---	---	---	---	---	0.041	---	0.041
2.95	1,679	96.45	---	---	---	---	---	---	---	---	0.041	---	0.041
3.00	1,707	96.50	---	---	---	---	---	---	---	---	0.041	---	0.041
3.05	1,736	96.55	---	---	---	---	---	---	---	---	0.041	---	0.041
3.10	1,764	96.60	---	---	---	---	---	---	---	---	0.041	---	0.041
3.15	1,792	96.65	---	---	---	---	---	---	---	---	0.041	---	0.041
3.20	1,821	96.70	---	---	---	---	---	---	---	---	0.041	---	0.041
3.25	1,849	96.75	---	---	---	---	---	---	---	---	0.041	---	0.041
3.30	1,878	96.80	---	---	---	---	---	---	---	---	0.041	---	0.041
3.35	1,906	96.85	---	---	---	---	---	---	---	---	0.041	---	0.041
3.40	1,935	96.90	---	---	---	---	---	---	---	---	0.041	---	0.041
3.45	1,963	96.95	---	---	---	---	---	---	---	---	0.041	---	0.041
3.50	1,992	97.00	---	---	---	---	---	---	---	---	0.041	---	0.041

...End

Hydrograph Report

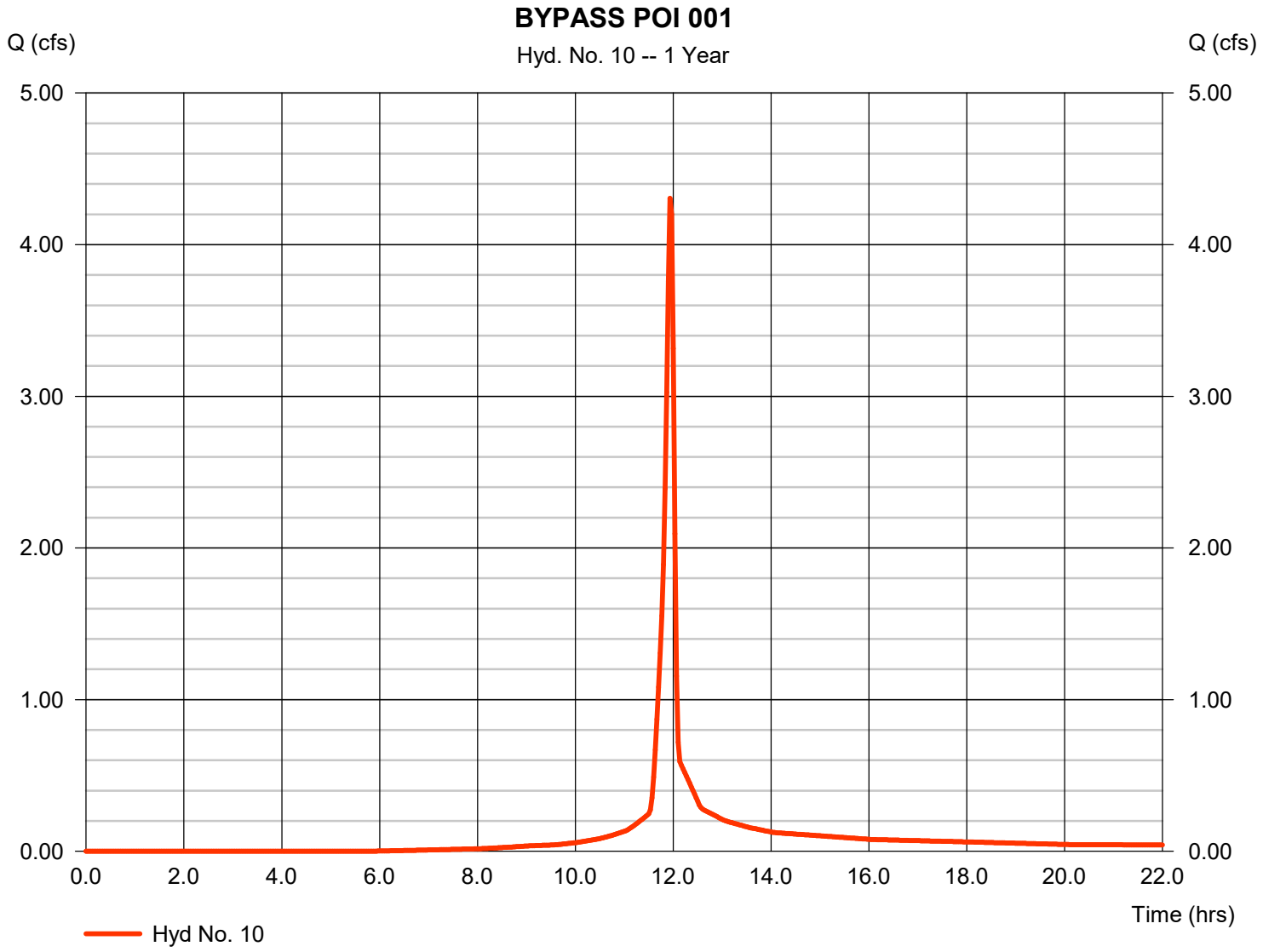
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 10

BYPASS POI 001

Hydrograph type	= SCS Runoff	Peak discharge	= 4.306 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 8,897 cuft
Drainage area	= 1.330 ac	Curve number	= 90*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.98 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.560 x 80) + (0.770 x 98)] / 1.330



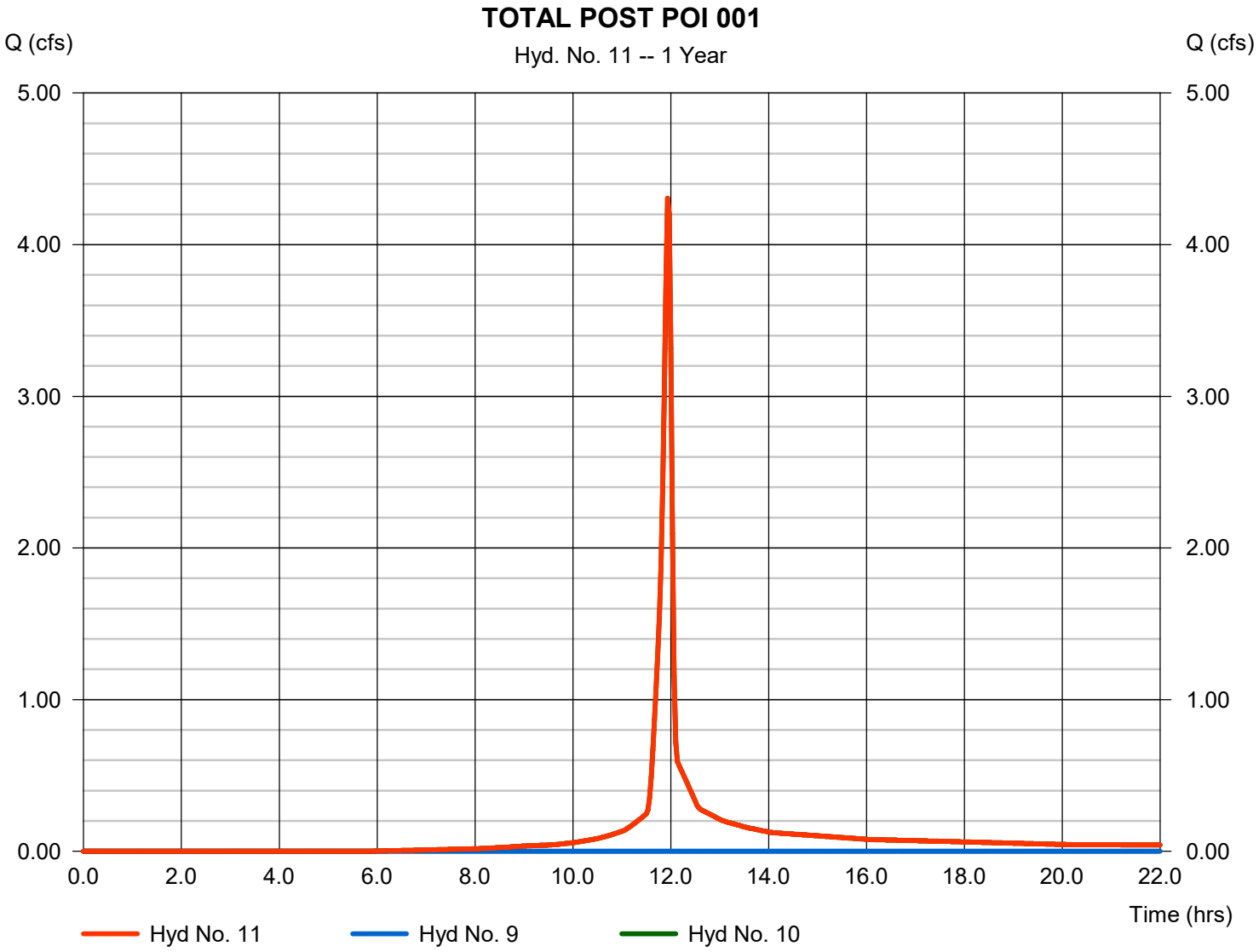
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 11

TOTAL POST POI 001

Hydrograph type	= Combine	Peak discharge	= 4.306 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 8,897 cuft
Inflow hyds.	= 9, 10	Contrib. drain. area	= 1.330 ac



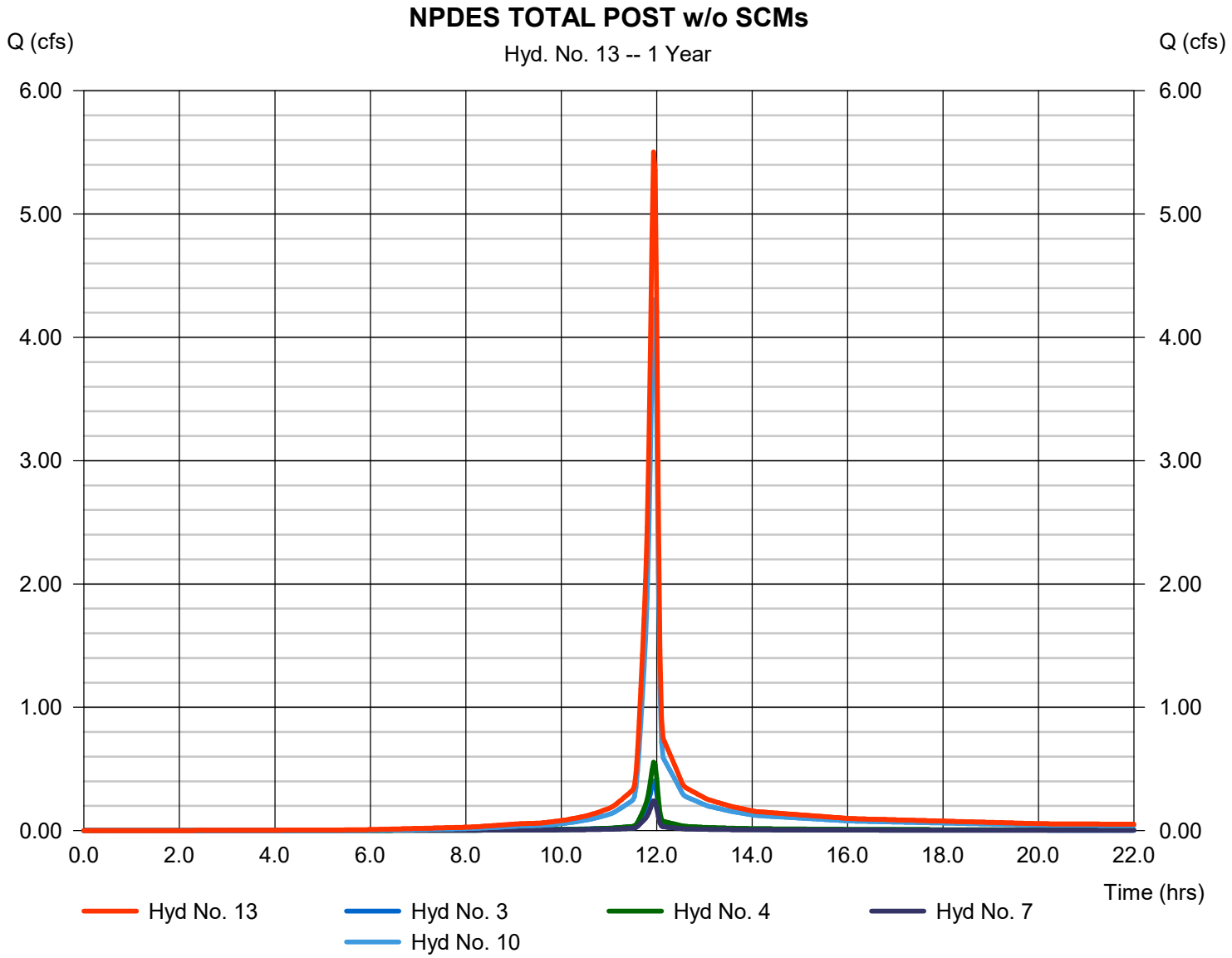
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 13

NPDES TOTAL POST w/o SCMs

Hydrograph type	= Combine	Peak discharge	= 5.504 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 11,560 cuft
Inflow hyds.	= 3, 4, 7, 10	Contrib. drain. area	= 1.650 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.396	2	716	13,201	------	------	------	PRE POI 001
3	SCS Runoff	0.486	2	716	1,142	------	------	------	UNDISTURBED INTO SCM 001
4	SCS Runoff	0.696	2	716	1,483	------	------	------	DISTURBED INTO SCM 001
5	Combine	1.181	2	716	2,625	3, 4	------	------	TOTAL INTO SCM 001
6	Reservoir	0.000	2	1062	0	5	95.96	1,234	SCM 001
7	SCS Runoff	0.291	2	716	685	------	------	------	INTO SCM 002
8	Combine	0.291	2	716	685	6, 7	------	------	TOTAL INTO SCM 002
9	Reservoir	0.000	2	808	0	8	94.03	302	SCM 002
10	SCS Runoff	5.478	2	716	11,462	------	------	------	BYPASS POI 001
11	Combine	5.478	2	716	11,462	9, 10	------	------	TOTAL POST POI 001
13	Combine	6.951	2	716	14,772	3, 4, 7, 10,	------	------	NPDES TOTAL POST w/o SCMs

Hydrograph Report

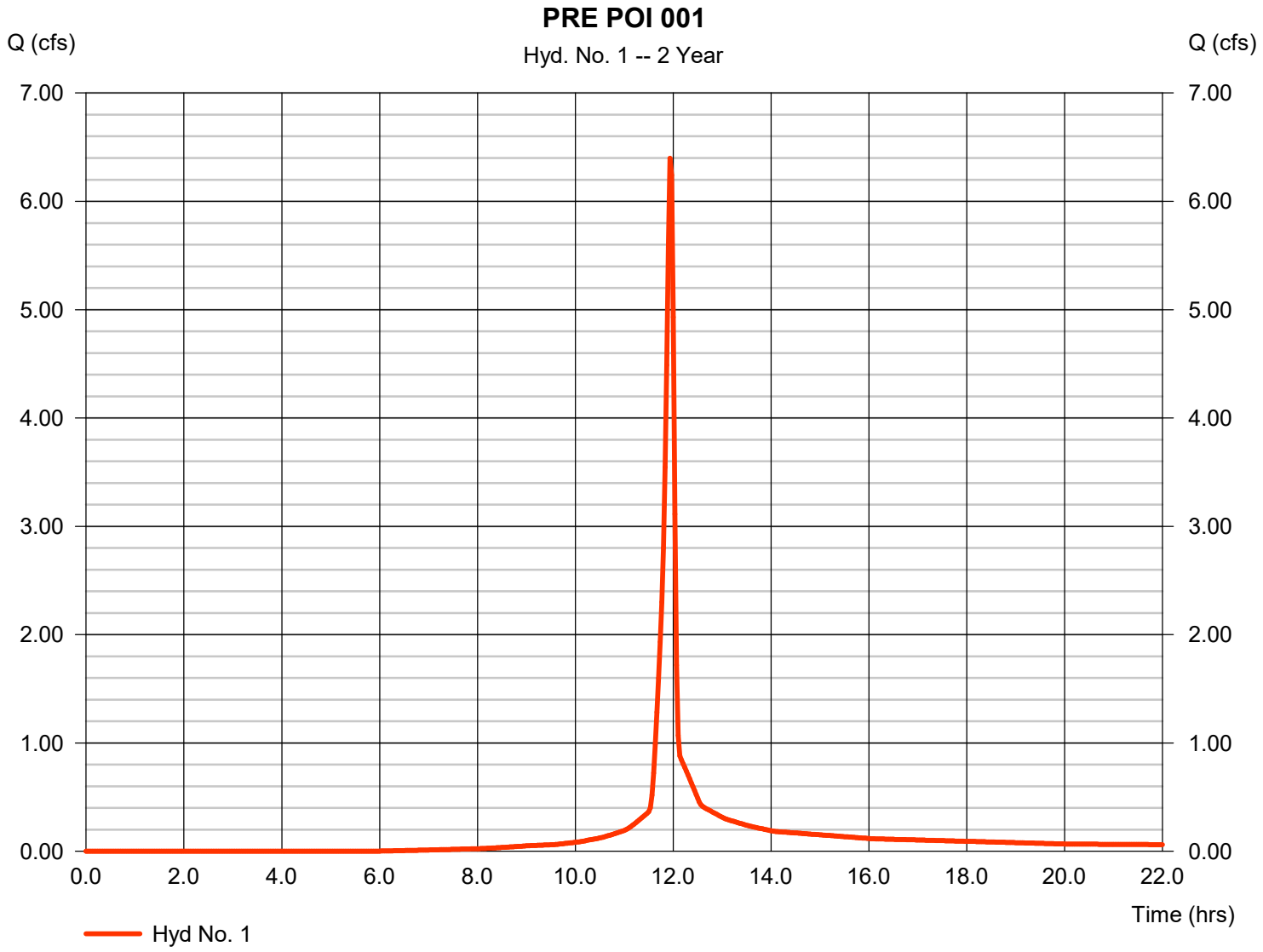
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 1

PRE POI 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.396 cfs
Storm frequency	=	2 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	13,201 cuft
Drainage area	=	1.650 ac	Curve number	=	88*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	3.59 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.200 x 77) + (0.740 x 98) + (0.610 x 78) + (0.100 x 98)] / 1.650



Hydrograph Report

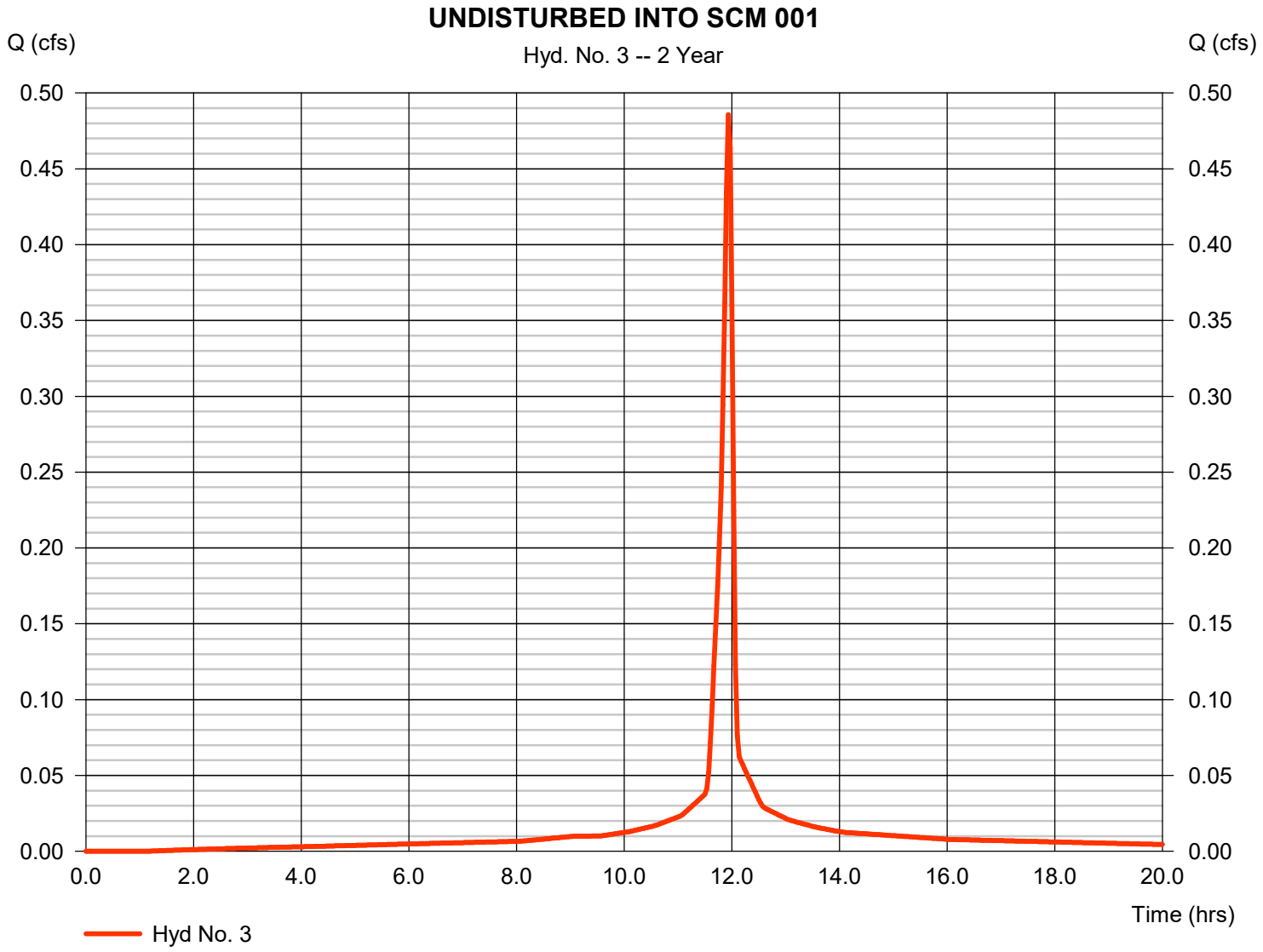
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 3

UNDISTURBED INTO SCM 001

Hydrograph type	= SCS Runoff	Peak discharge	= 0.486 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,142 cuft
Drainage area	= 0.100 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.59 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = + (0.100 x 98)] / 0.100



Hydrograph Report

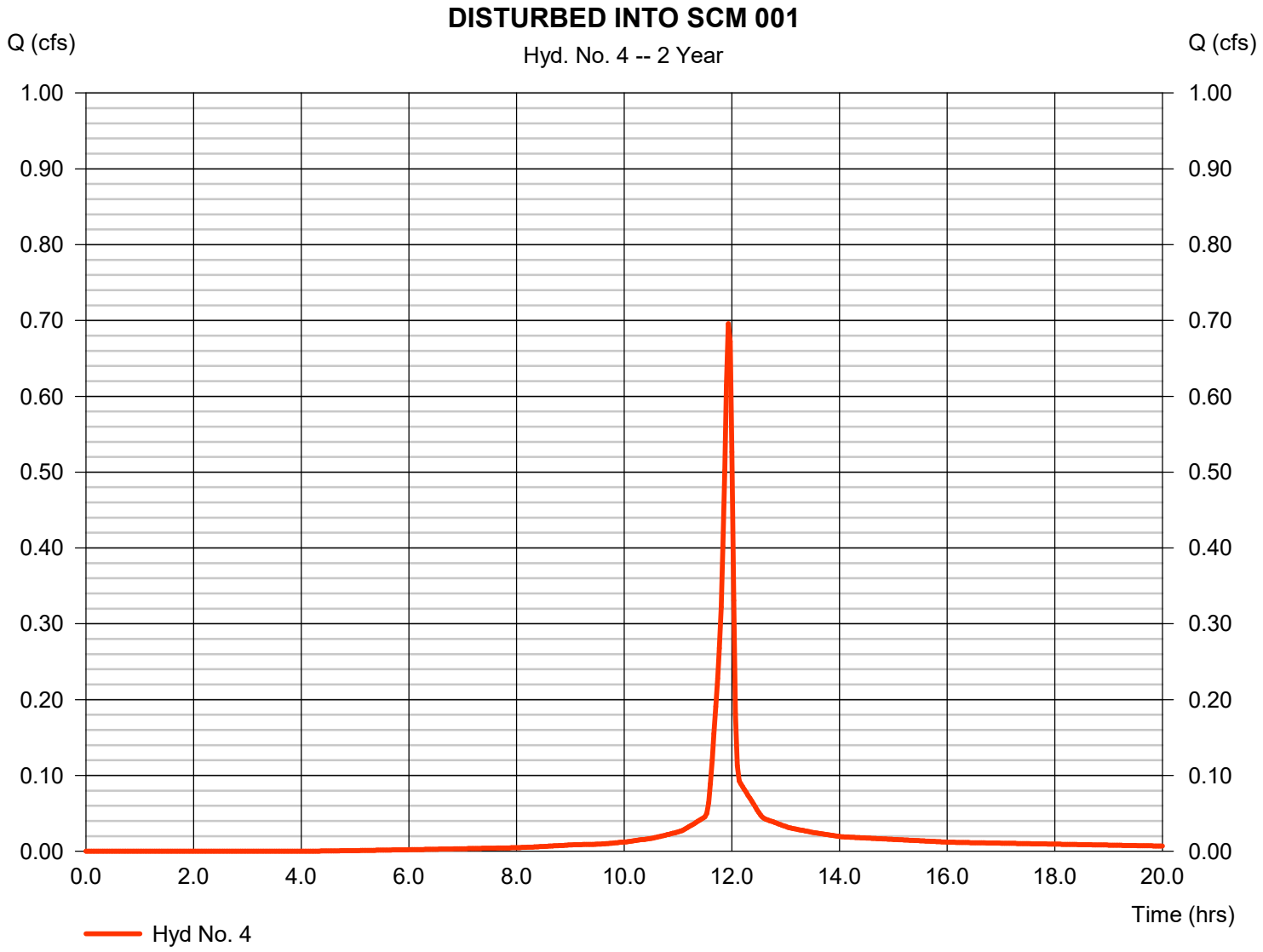
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 4

DISTURBED INTO SCM 001

Hydrograph type	= SCS Runoff	Peak discharge	= 0.696 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,483 cuft
Drainage area	= 0.160 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.59 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.050 x 80) + (0.110 x 98)] / 0.160



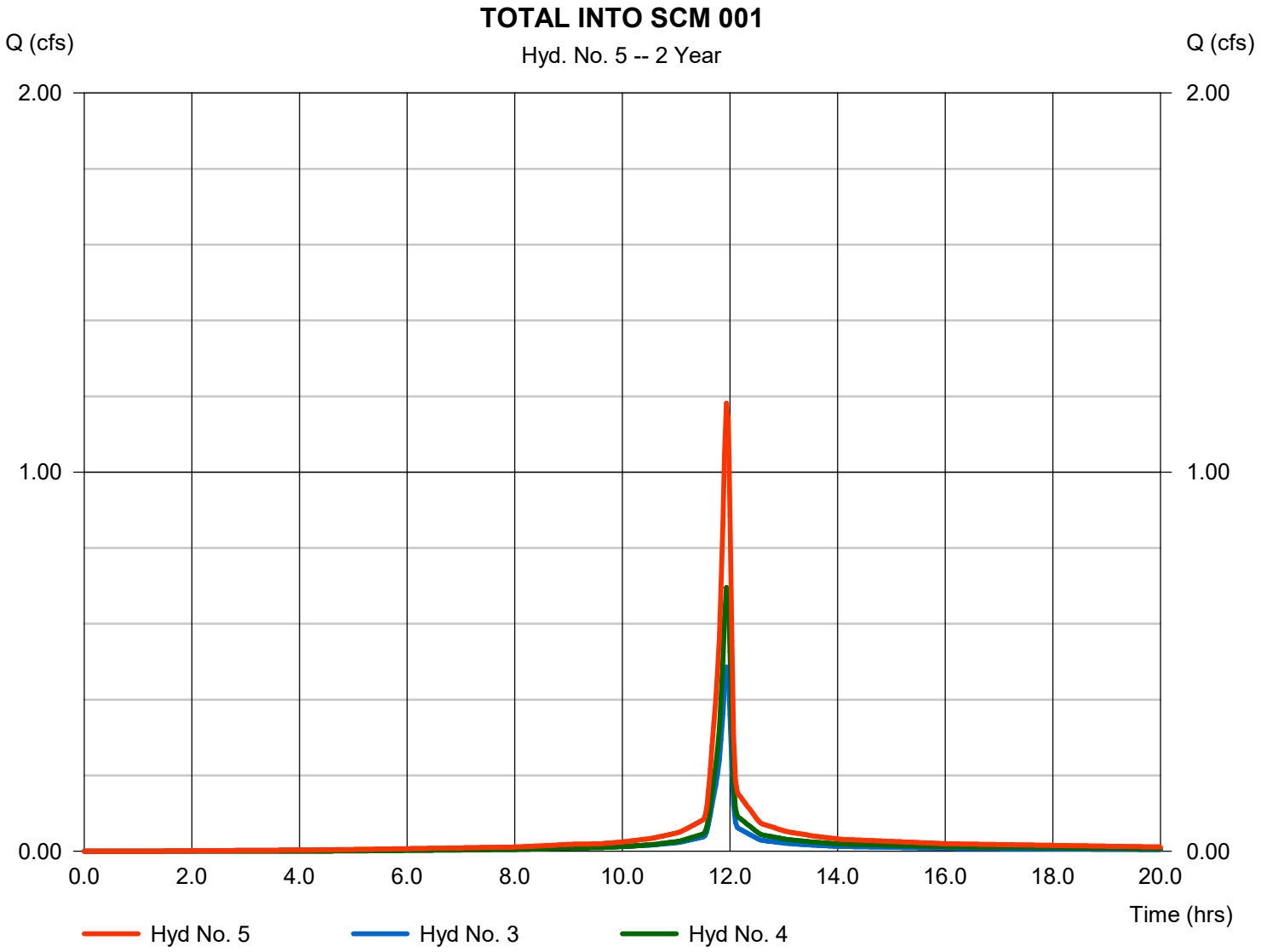
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 5

TOTAL INTO SCM 001

Hydrograph type	= Combine	Peak discharge	= 1.181 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 2,625 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.260 ac



Hydrograph Report

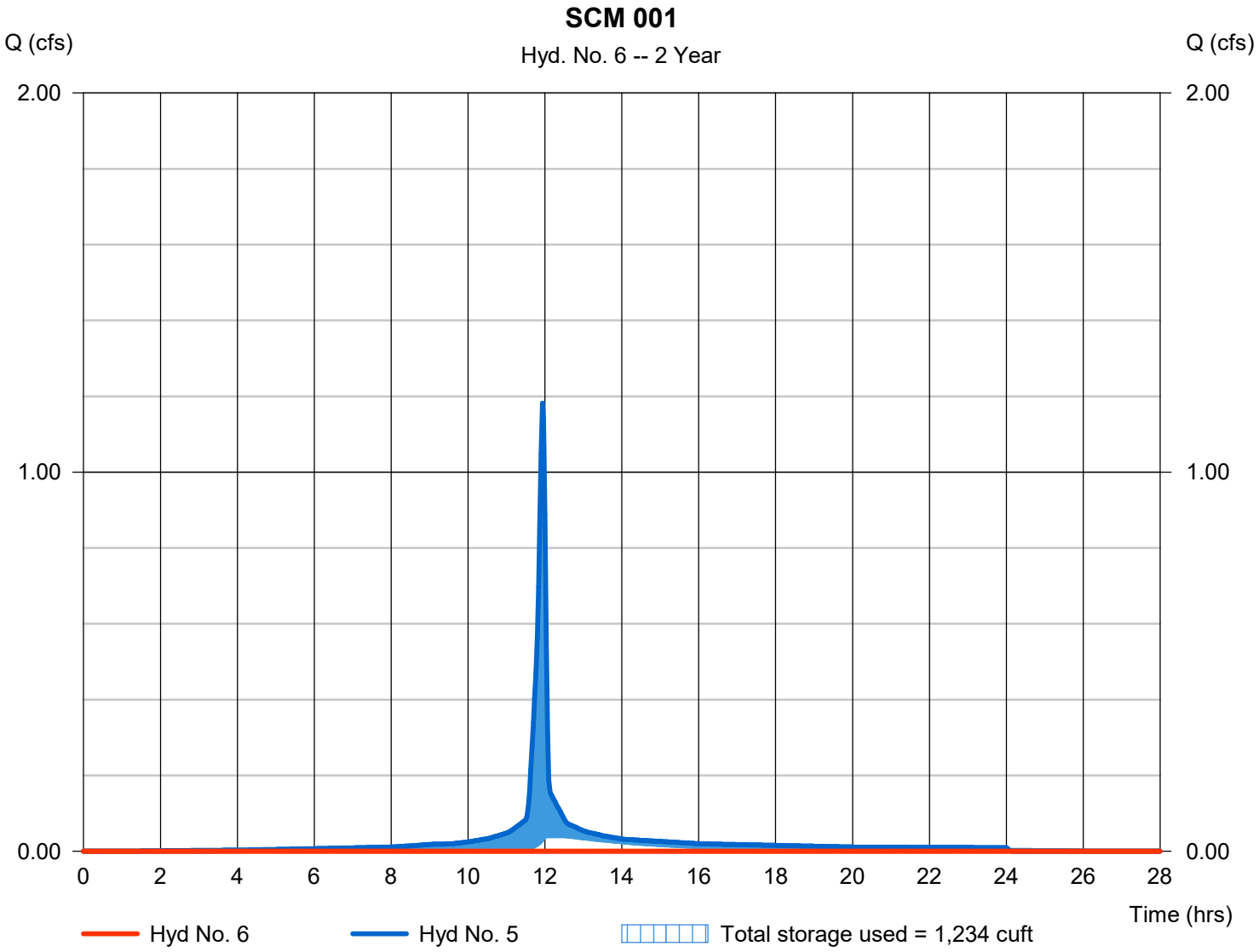
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 6

SCM 001

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 2 yrs	Time to peak	= 17.70 hrs
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 5 - TOTAL INTO SCM 001	Max. Elevation	= 95.96 ft
Reservoir name	= SCM 001	Max. Storage	= 1,234 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Report

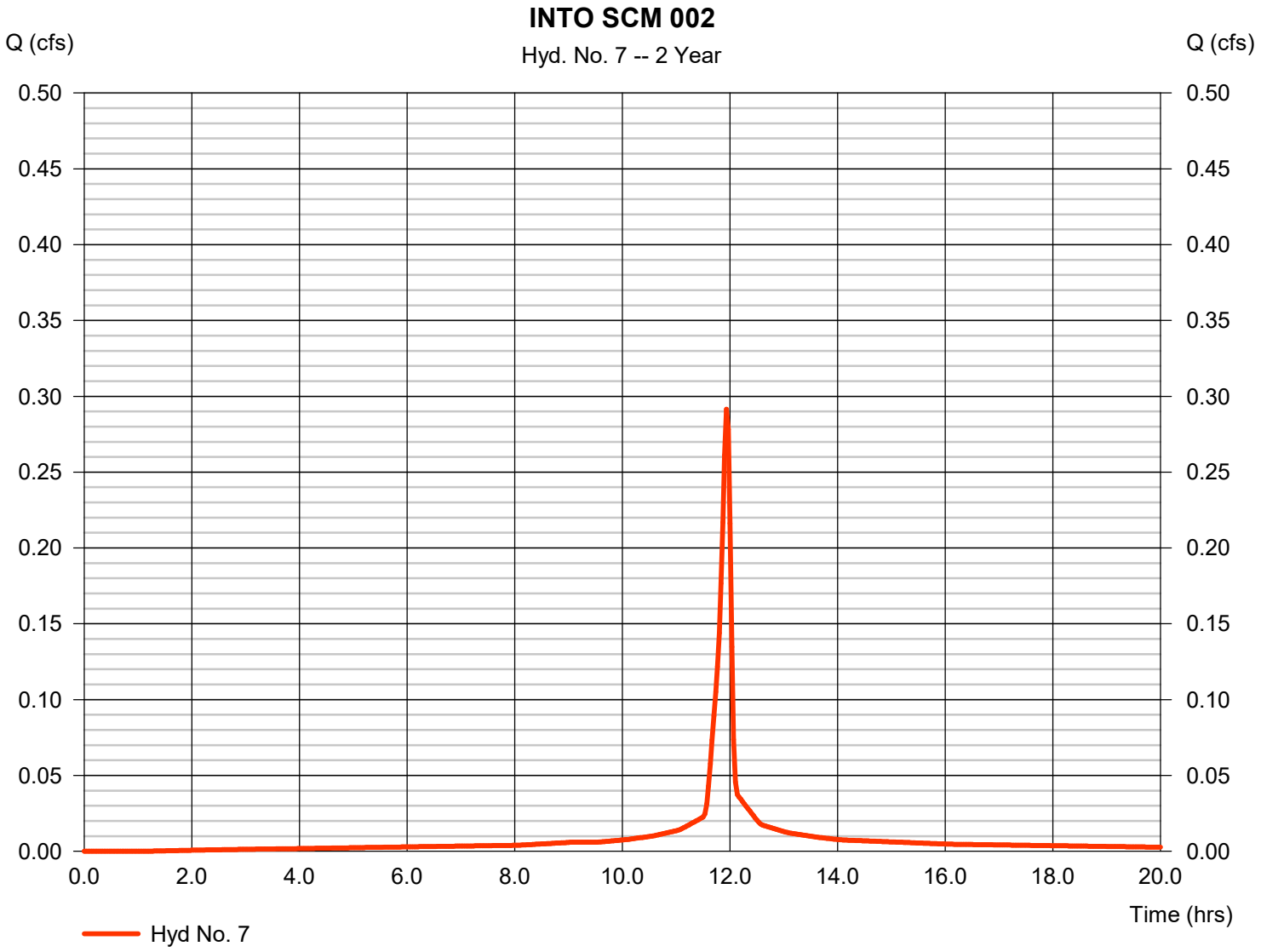
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 7

INTO SCM 002

Hydrograph type	= SCS Runoff	Peak discharge	= 0.291 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 685 cuft
Drainage area	= 0.060 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.59 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.060 x 98)] / 0.060



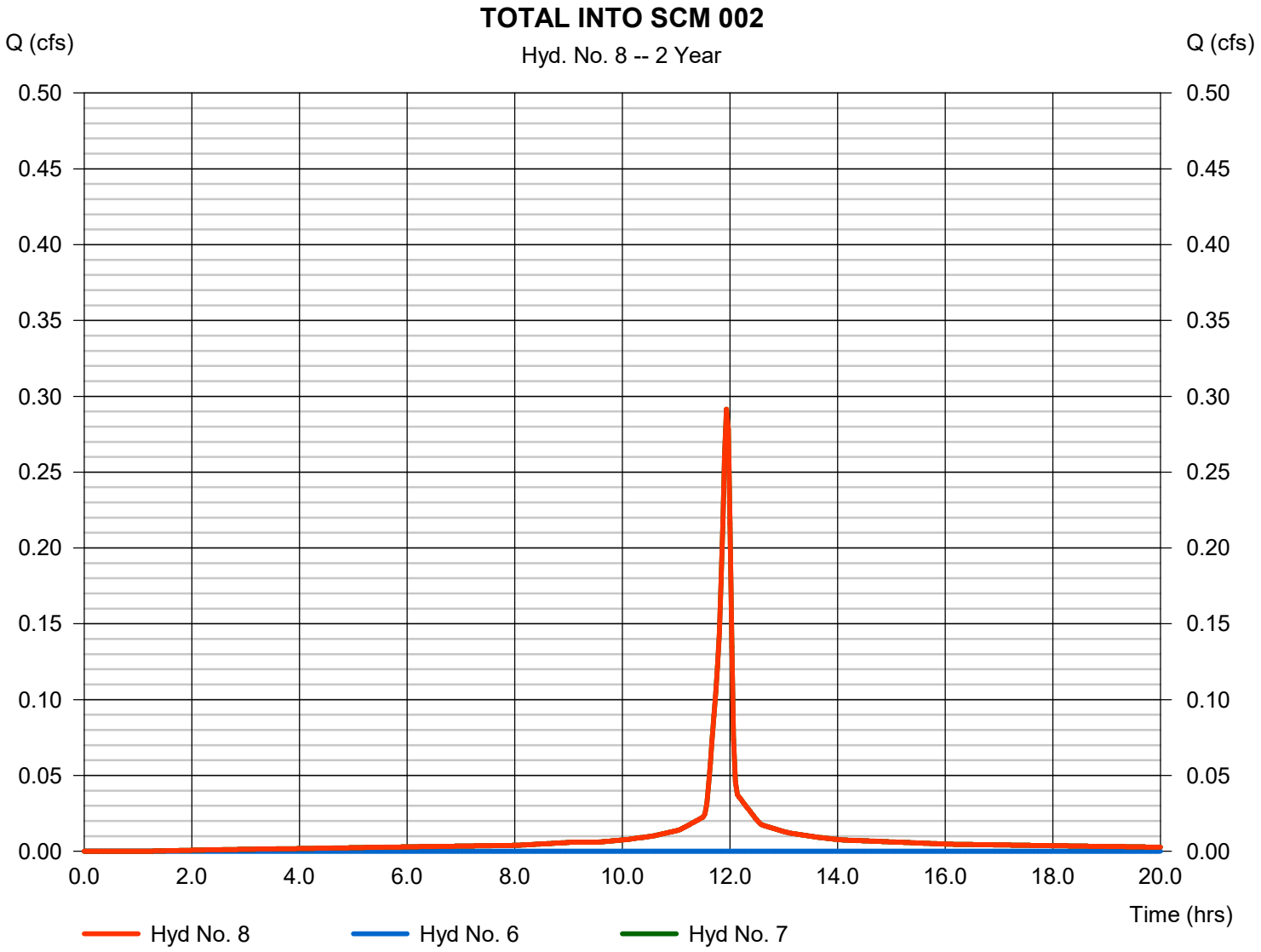
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 8

TOTAL INTO SCM 002

Hydrograph type	= Combine	Peak discharge	= 0.291 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 685 cuft
Inflow hyds.	= 6, 7	Contrib. drain. area	= 0.060 ac



Hydrograph Report

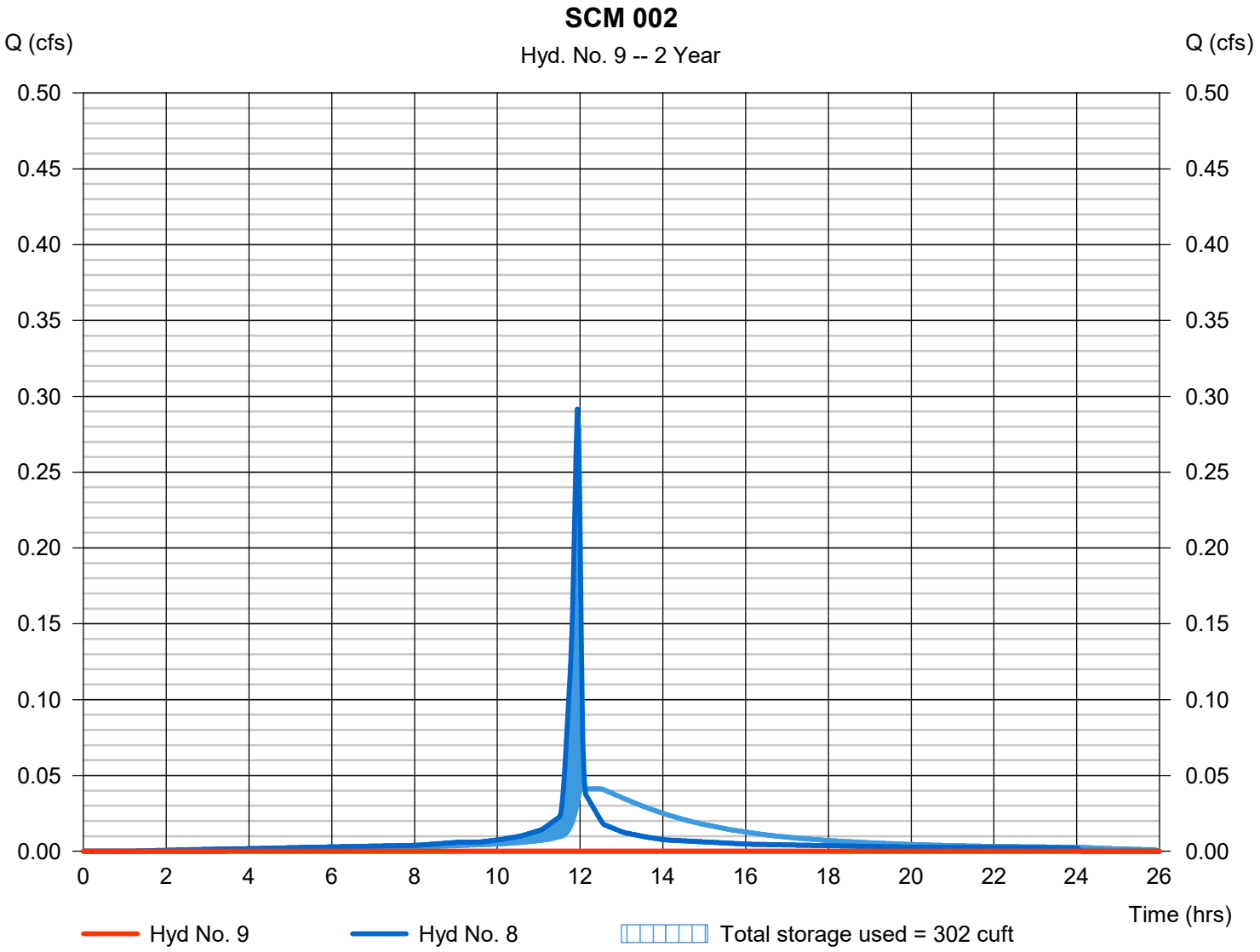
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 9

SCM 002

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 2 yrs	Time to peak	= 13.47 hrs
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 8 - TOTAL INTO SCM 002	Max. Elevation	= 94.03 ft
Reservoir name	= SCM 002	Max. Storage	= 302 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Report

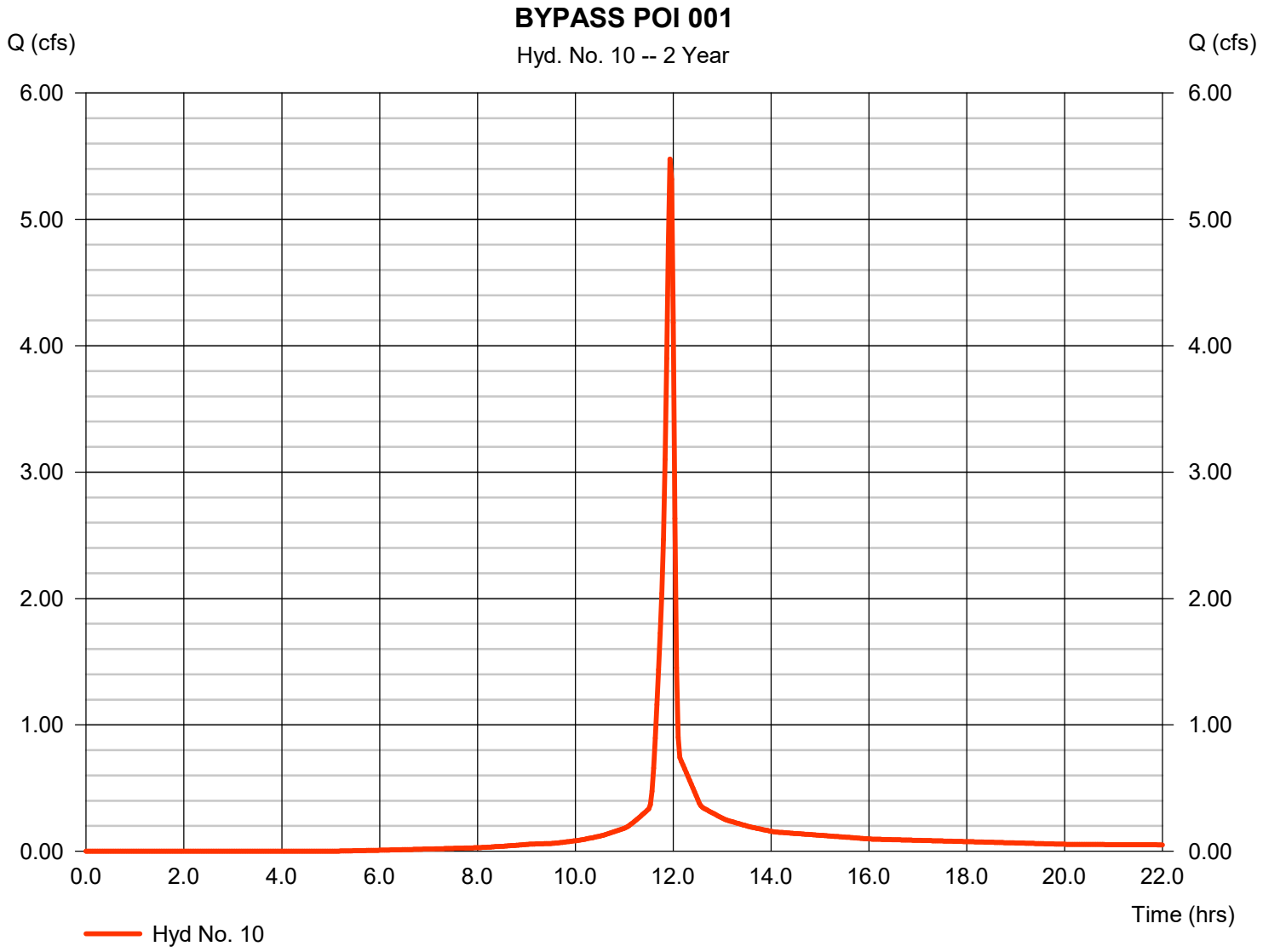
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 10

BYPASS POI 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.478 cfs
Storm frequency	=	2 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	11,462 cuft
Drainage area	=	1.330 ac	Curve number	=	90*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	3.59 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.560 x 80) + (0.770 x 98)] / 1.330



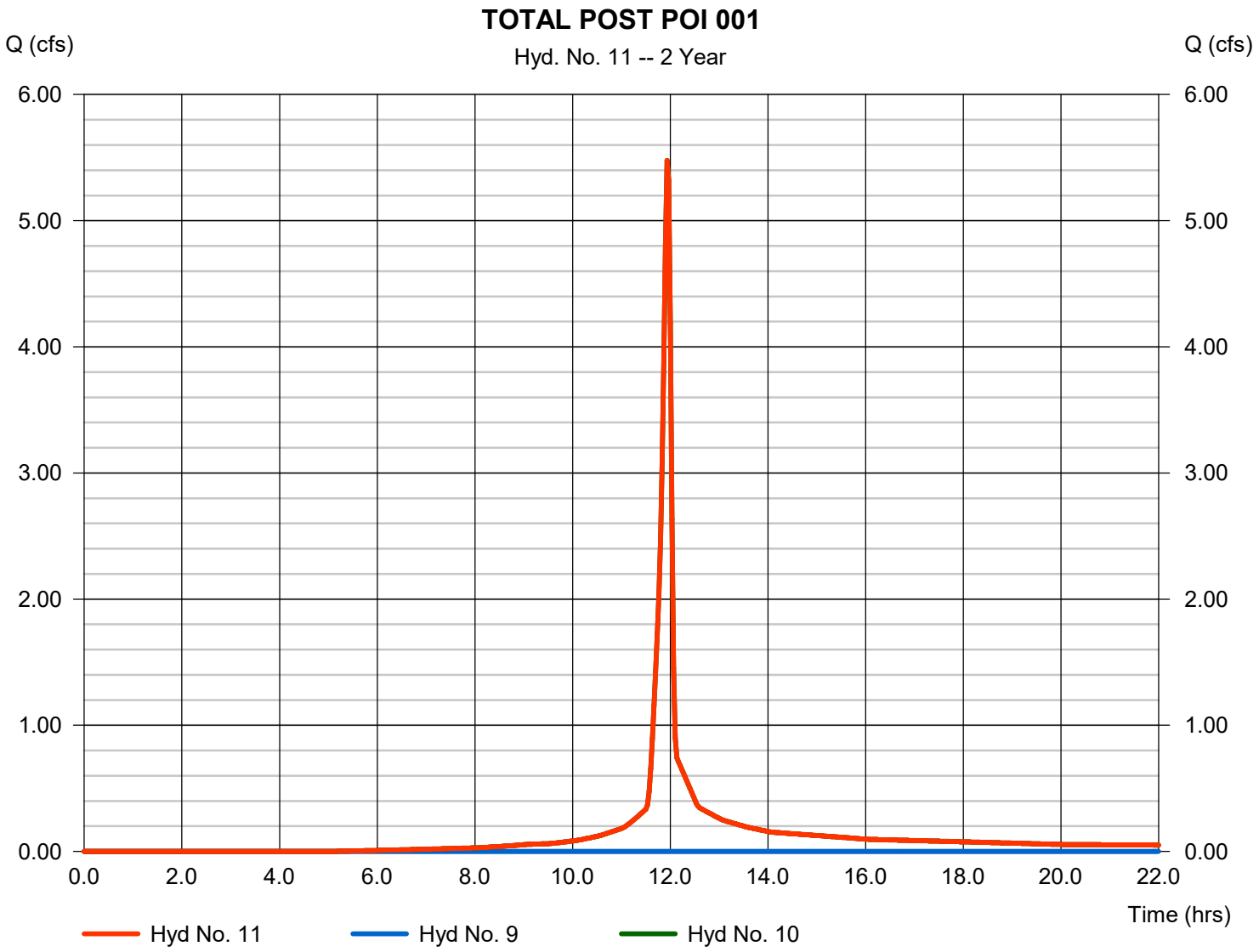
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 11

TOTAL POST POI 001

Hydrograph type	= Combine	Peak discharge	= 5.478 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 11,462 cuft
Inflow hyds.	= 9, 10	Contrib. drain. area	= 1.330 ac



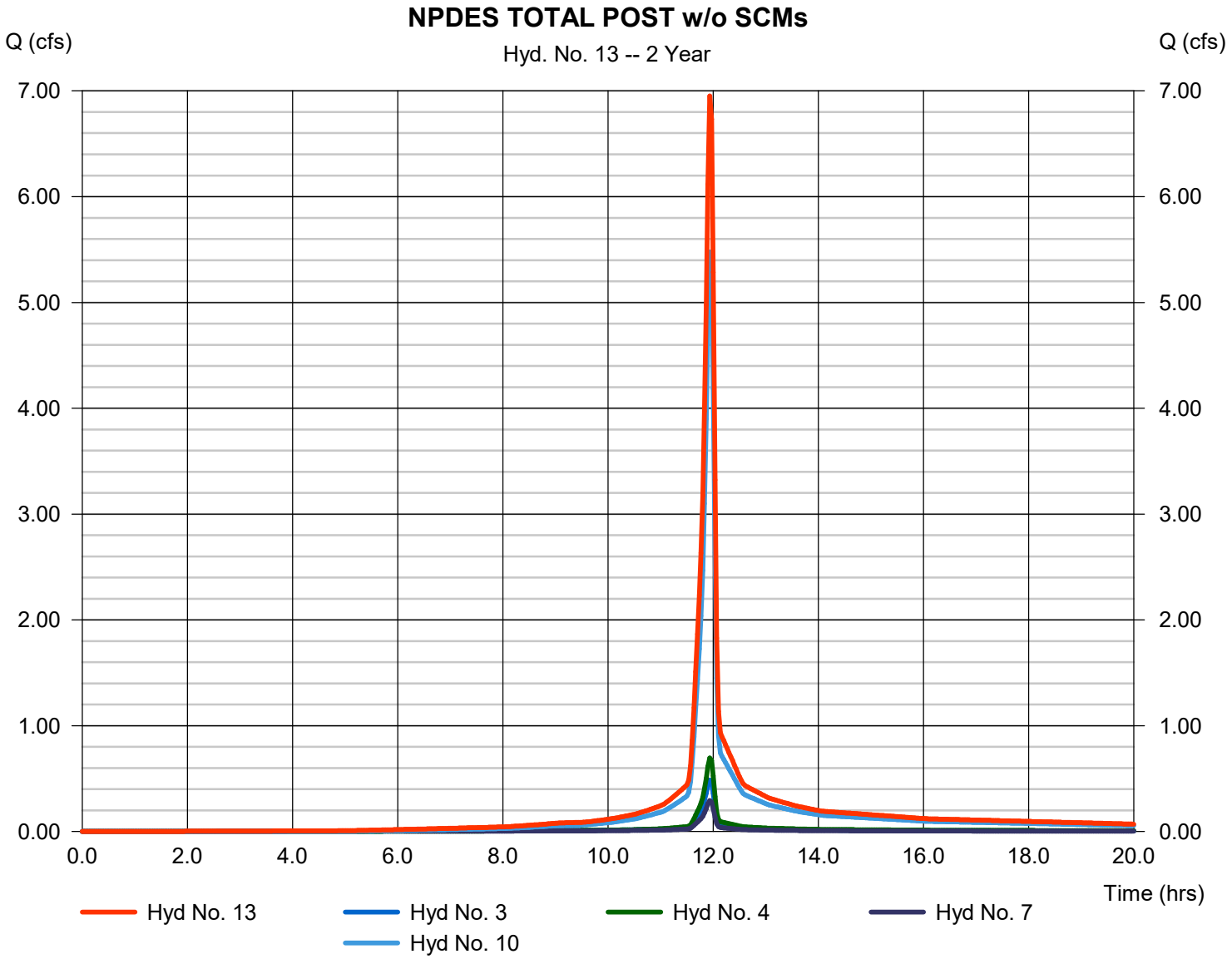
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 13

NPDES TOTAL POST w/o SCMs

Hydrograph type	= Combine	Peak discharge	= 6.951 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 14,772 cuft
Inflow hyds.	= 3, 4, 7, 10	Contrib. drain. area	= 1.650 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.565	2	716	17,947	------	------	------	PRE POI 001
3	SCS Runoff	0.611	2	716	1,451	------	------	------	UNDISTURBED INTO SCM 001
4	SCS Runoff	0.904	2	716	1,961	------	------	------	DISTURBED INTO SCM 001
5	Combine	1.515	2	716	3,412	3, 4	------	------	TOTAL INTO SCM 001
6	Reservoir	0.000	2	684	0	5	96.47	1,667	SCM 001
7	SCS Runoff	0.367	2	716	871	------	------	------	INTO SCM 002
8	Combine	0.367	2	716	871	6, 7	------	------	TOTAL INTO SCM 002
9	Reservoir	0.000	2	872	0	8	94.18	388	SCM 002
10	SCS Runoff	7.223	2	716	15,370	------	------	------	BYPASS POI 001
11	Combine	7.223	2	716	15,370	9, 10	------	------	TOTAL POST POI 001
13	Combine	9.104	2	716	19,653	3, 4, 7, 10,	------	------	NPDES TOTAL POST w/o SCMs

Hydrograph Report

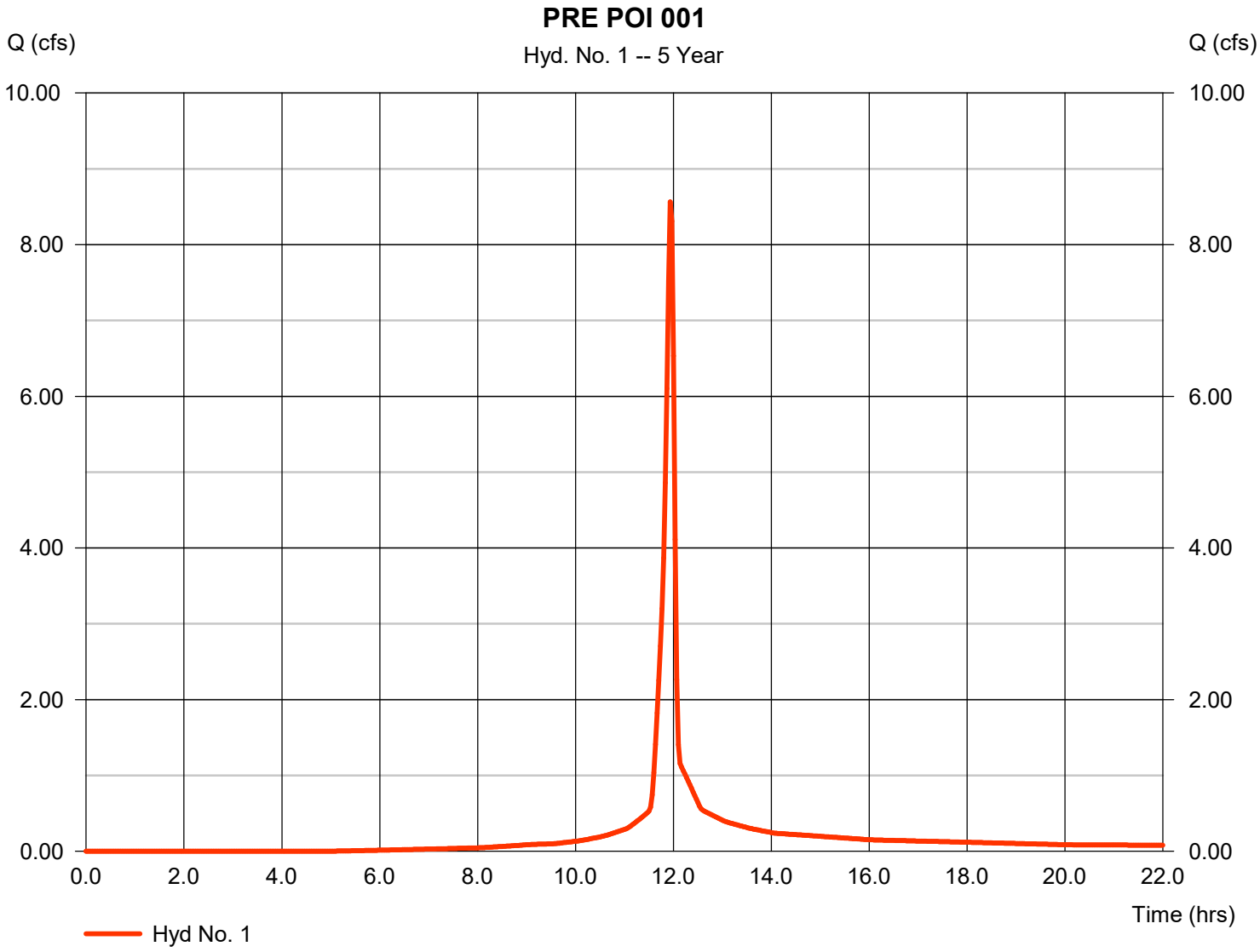
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 1

PRE POI 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.565 cfs
Storm frequency	=	5 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	17,947 cuft
Drainage area	=	1.650 ac	Curve number	=	88*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	4.50 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.200 x 77) + (0.740 x 98) + (0.610 x 78) + (0.100 x 98)] / 1.650



Hydrograph Report

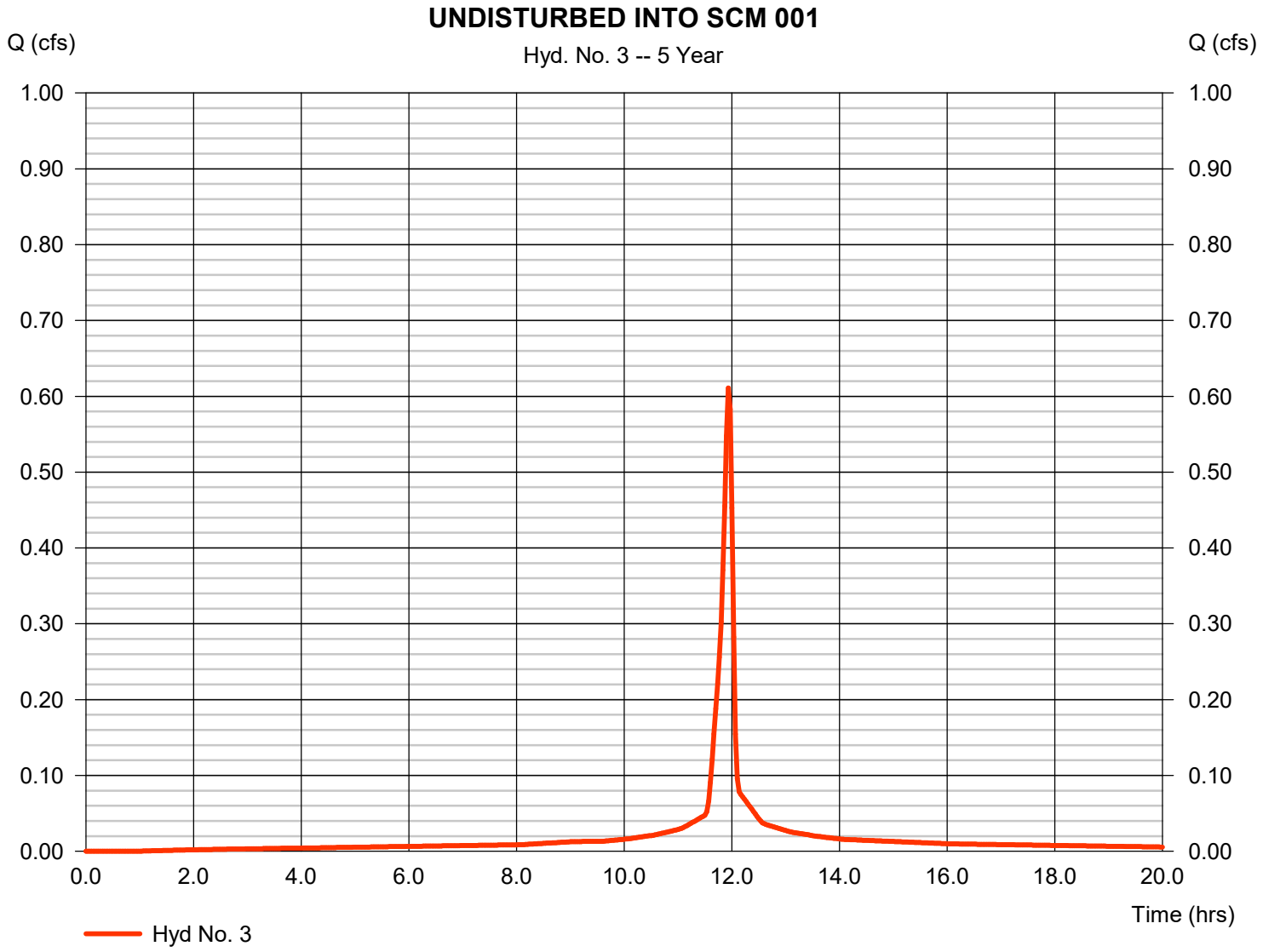
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 3

UNDISTURBED INTO SCM 001

Hydrograph type	= SCS Runoff	Peak discharge	= 0.611 cfs
Storm frequency	= 5 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,451 cuft
Drainage area	= 0.100 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.50 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = + (0.100 x 98)] / 0.100



Hydrograph Report

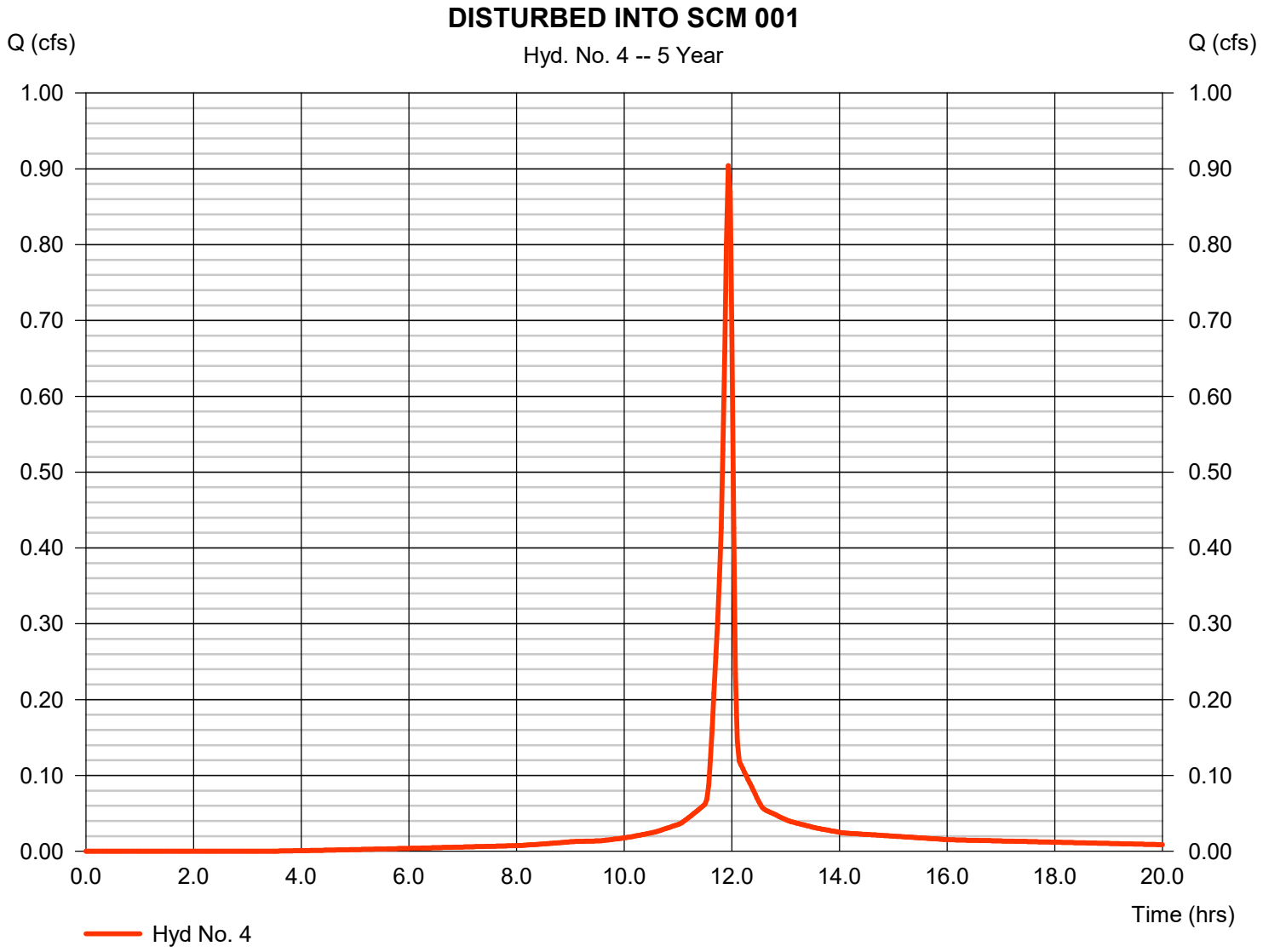
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 4

DISTURBED INTO SCM 001

Hydrograph type	= SCS Runoff	Peak discharge	= 0.904 cfs
Storm frequency	= 5 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,961 cuft
Drainage area	= 0.160 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.50 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.050 x 80) + (0.110 x 98)] / 0.160



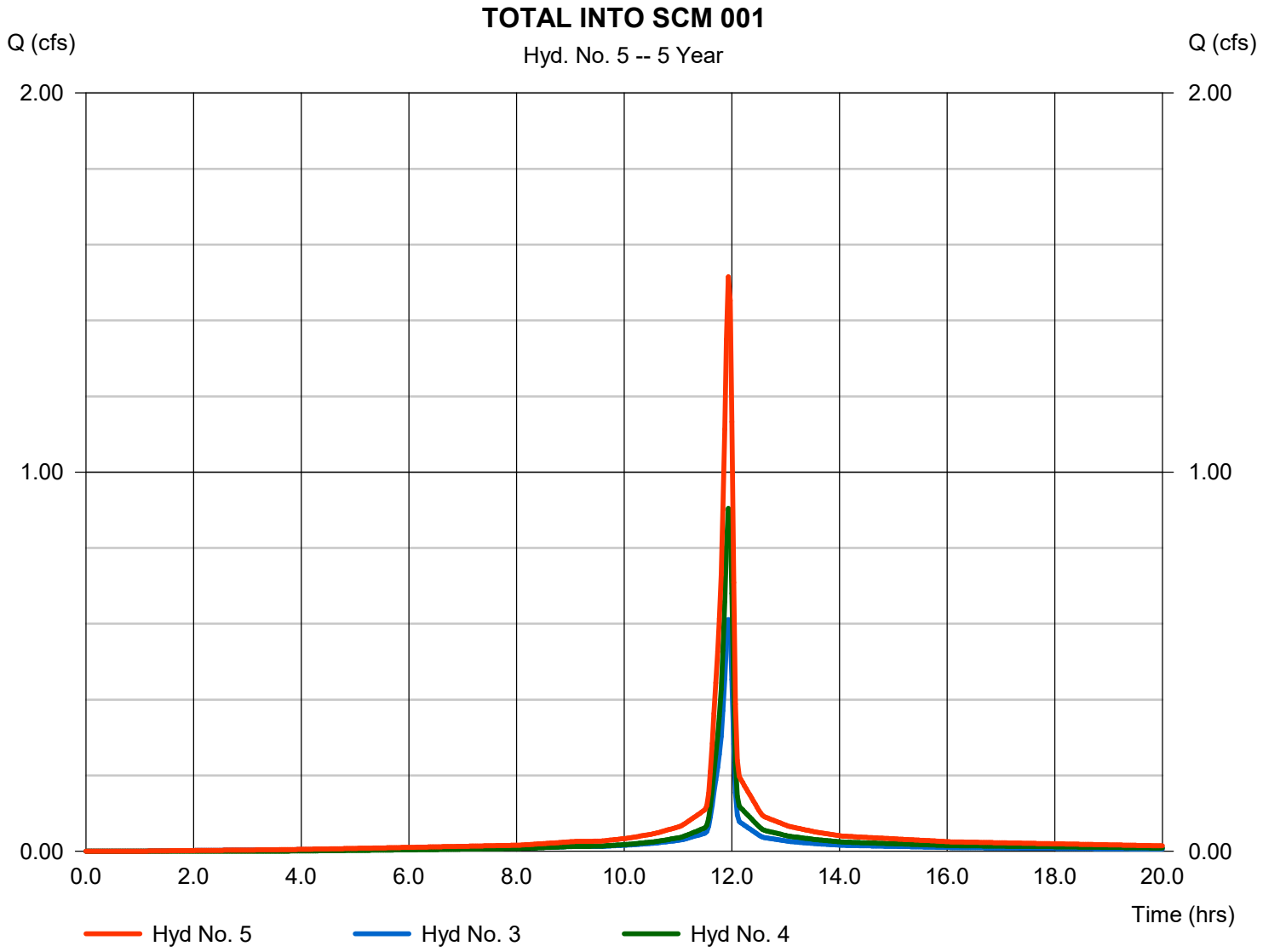
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 5

TOTAL INTO SCM 001

Hydrograph type	= Combine	Peak discharge	= 1.515 cfs
Storm frequency	= 5 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 3,412 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.260 ac



Hydrograph Report

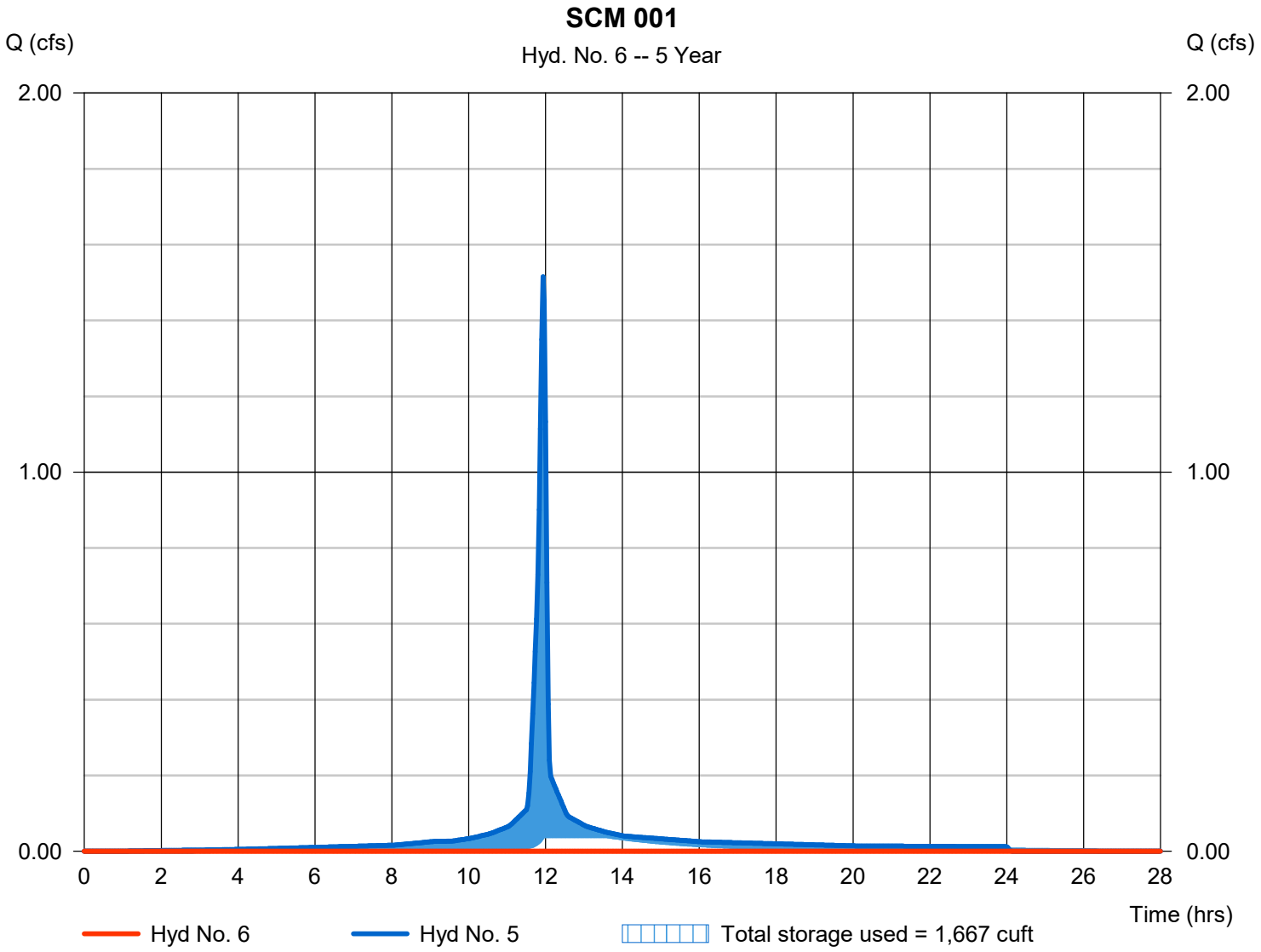
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 6

SCM 001

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 5 yrs	Time to peak	= 11.40 hrs
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 5 - TOTAL INTO SCM 001	Max. Elevation	= 96.47 ft
Reservoir name	= SCM 001	Max. Storage	= 1,667 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Report

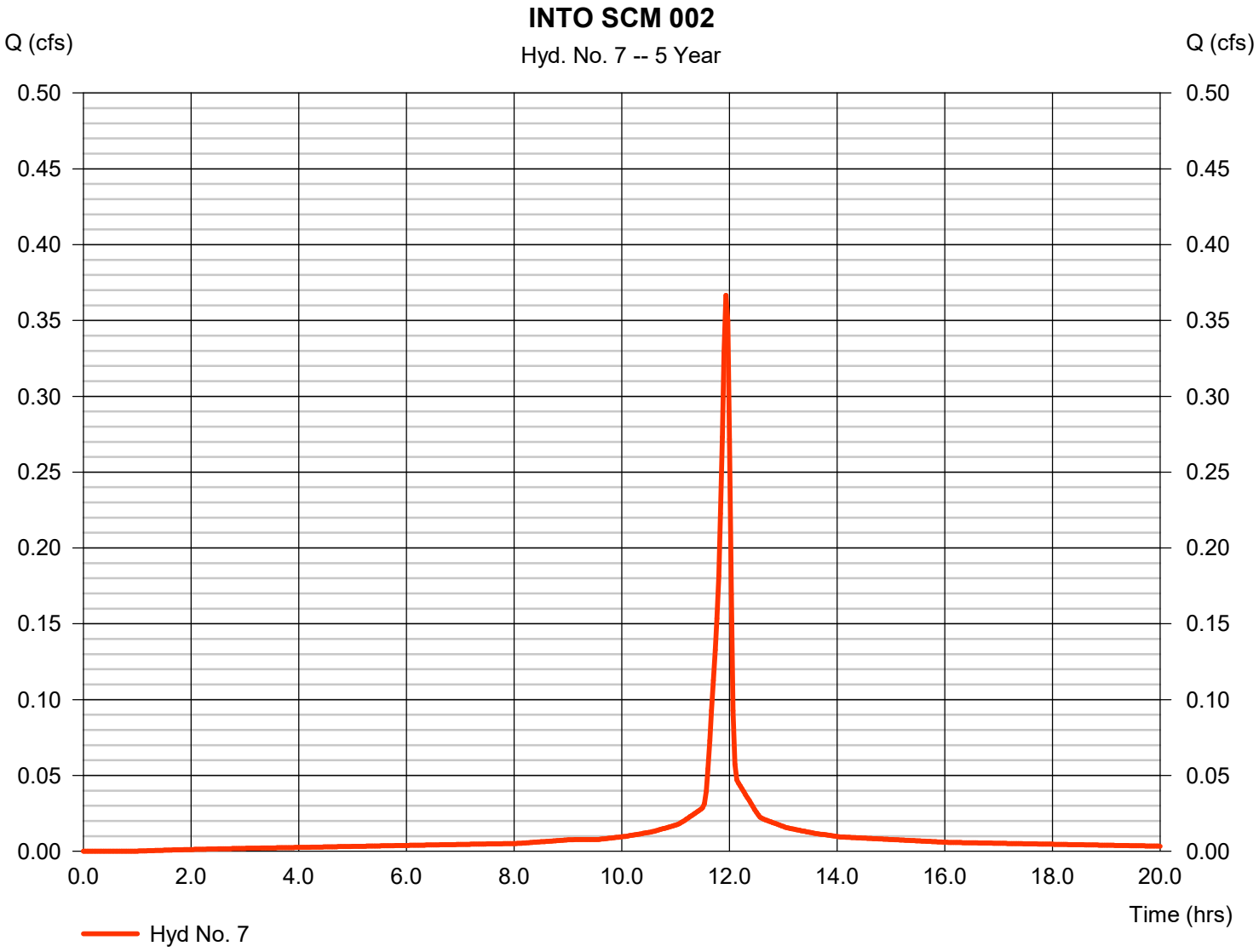
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 7

INTO SCM 002

Hydrograph type	= SCS Runoff	Peak discharge	= 0.367 cfs
Storm frequency	= 5 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 871 cuft
Drainage area	= 0.060 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.50 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.060 x 98)] / 0.060



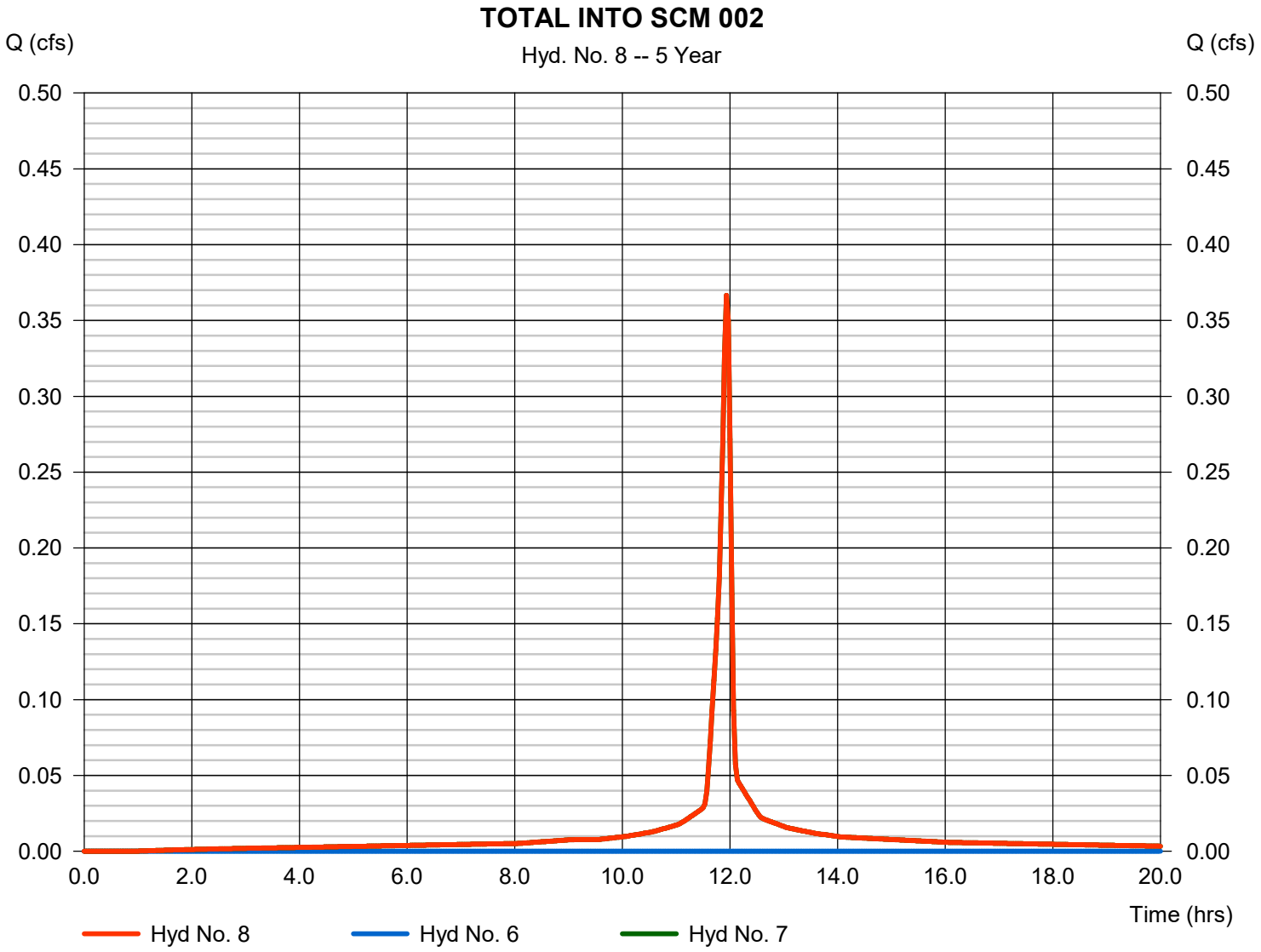
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 8

TOTAL INTO SCM 002

Hydrograph type	= Combine	Peak discharge	= 0.367 cfs
Storm frequency	= 5 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 871 cuft
Inflow hyds.	= 6, 7	Contrib. drain. area	= 0.060 ac



Hydrograph Report

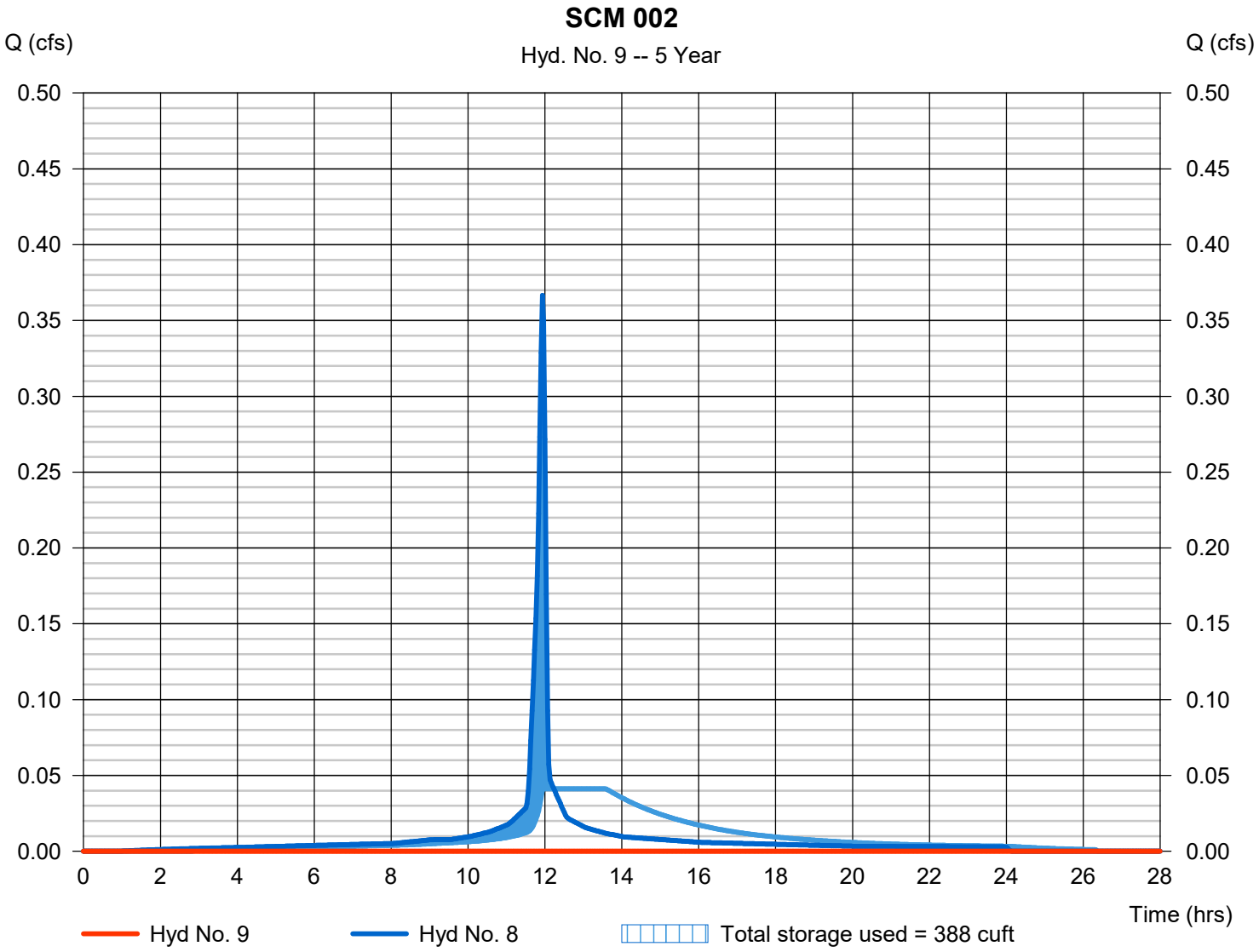
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 9

SCM 002

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 5 yrs	Time to peak	= 14.53 hrs
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 8 - TOTAL INTO SCM 002	Max. Elevation	= 94.18 ft
Reservoir name	= SCM 002	Max. Storage	= 388 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Report

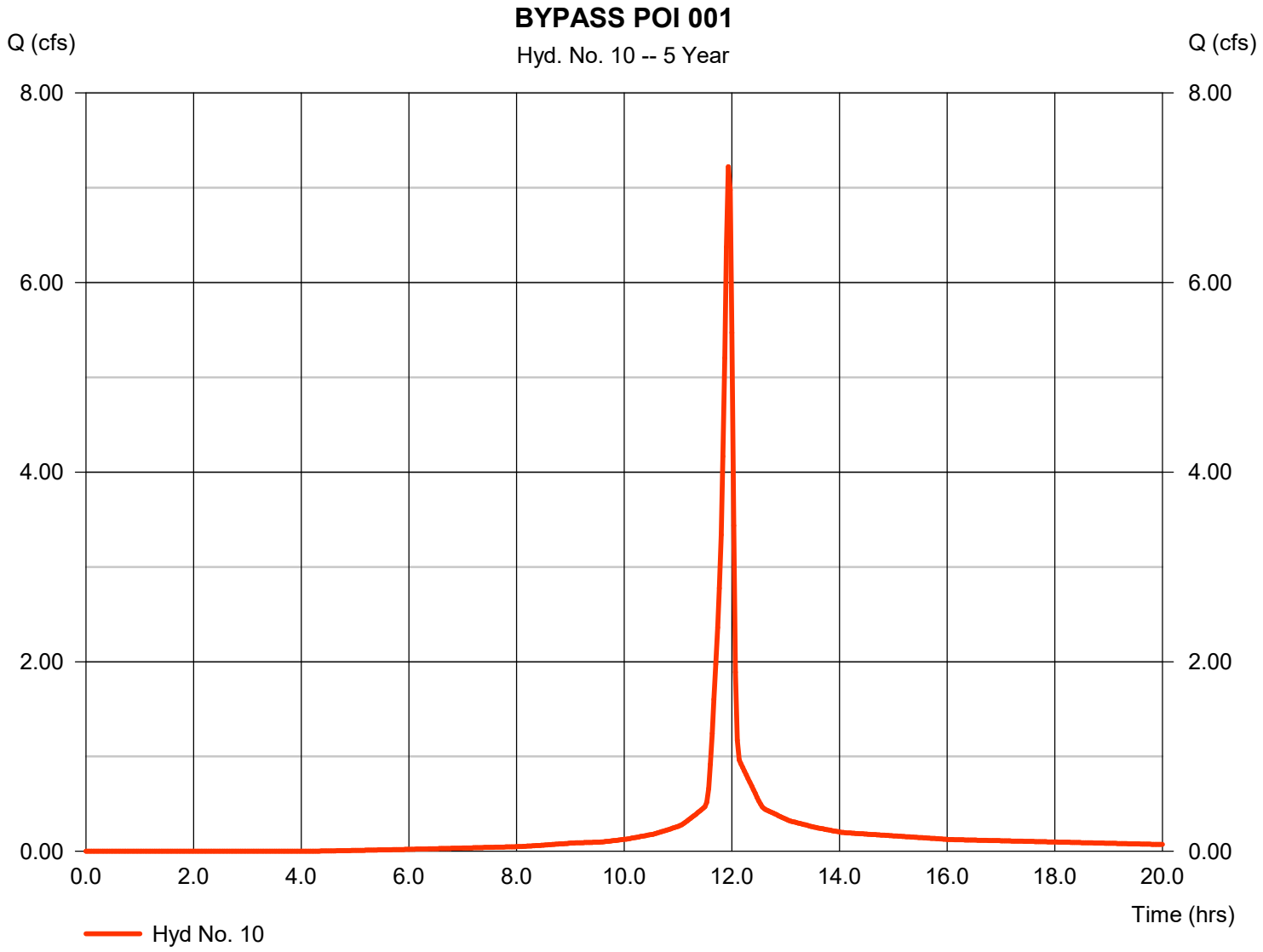
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 10

BYPASS POI 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.223 cfs
Storm frequency	=	5 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	15,370 cuft
Drainage area	=	1.330 ac	Curve number	=	90*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	4.50 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.560 x 80) + (0.770 x 98)] / 1.330



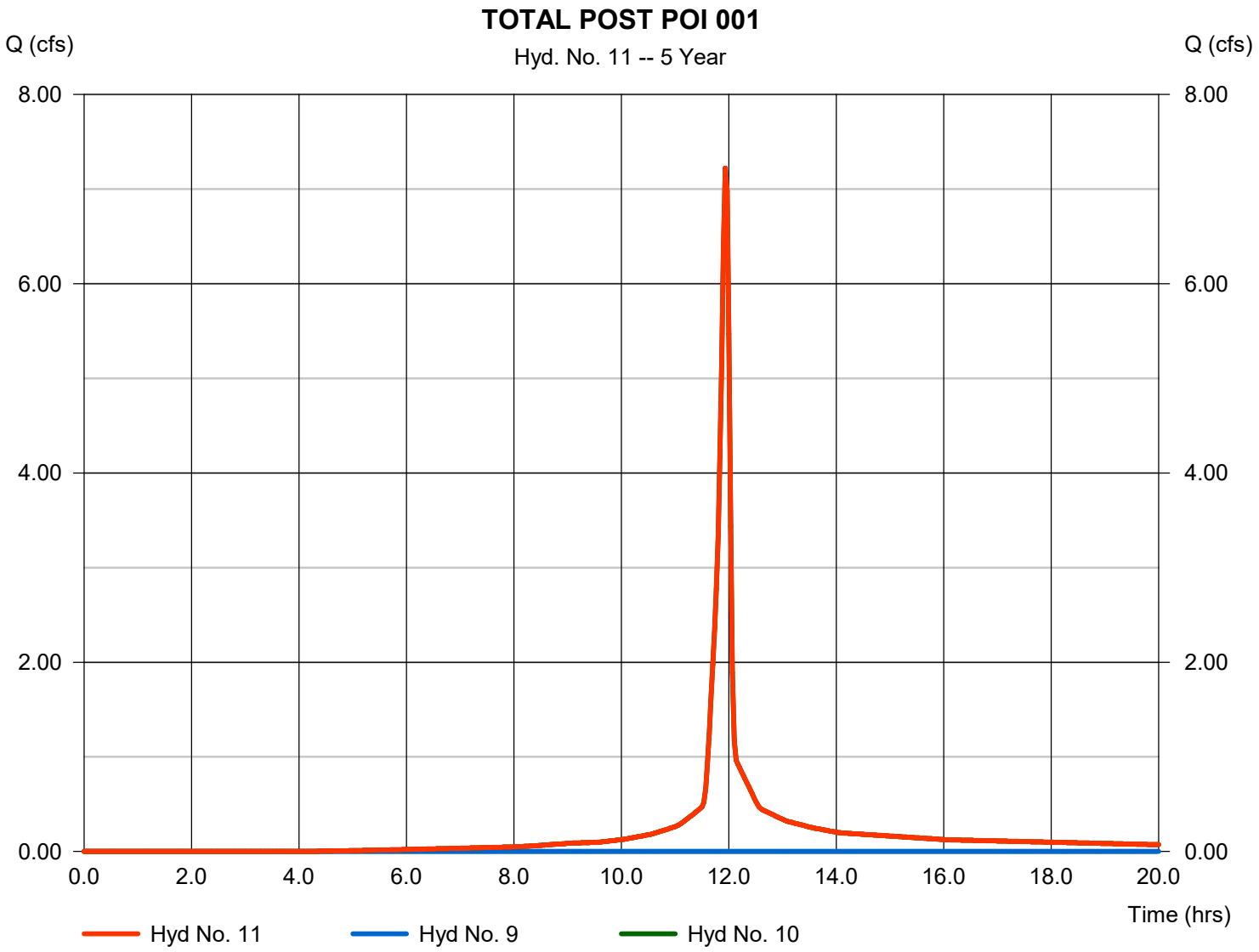
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 11

TOTAL POST POI 001

Hydrograph type	= Combine	Peak discharge	= 7.223 cfs
Storm frequency	= 5 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 15,370 cuft
Inflow hyds.	= 9, 10	Contrib. drain. area	= 1.330 ac



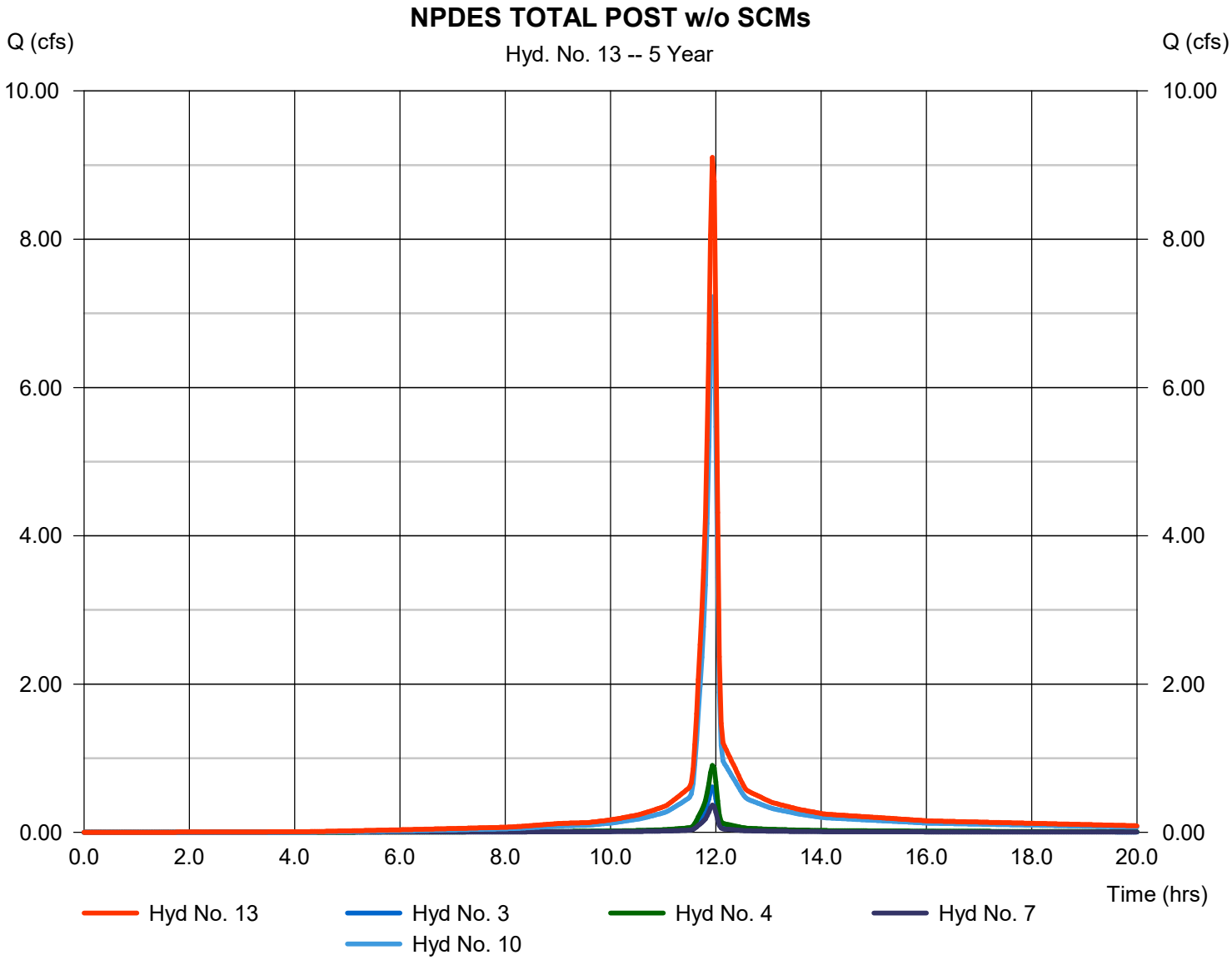
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 13

NPDES TOTAL POST w/o SCMs

Hydrograph type	= Combine	Peak discharge	= 9.104 cfs
Storm frequency	= 5 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 19,653 cuft
Inflow hyds.	= 3, 4, 7, 10	Contrib. drain. area	= 1.650 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	10.37	2	716	21,991	------	------	------	PRE POI 001
3	SCS Runoff	0.715	2	716	1,709	------	------	------	UNDISTURBED INTO SCM 001
4	SCS Runoff	1.077	2	716	2,365	------	------	------	DISTURBED INTO SCM 001
5	Combine	1.792	2	716	4,074	3, 4	------	------	TOTAL INTO SCM 001
6	Reservoir	0.000	2	676	0	5	96.92	2,046	SCM 001
7	SCS Runoff	0.429	2	716	1,026	------	------	------	INTO SCM 002
8	Combine	0.429	2	716	1,026	6, 7	------	------	TOTAL INTO SCM 002
9	Reservoir	0.000	2	918	0	8	94.32	465	SCM 002
10	SCS Runoff	8.673	2	716	18,681	------	------	------	BYPASS POI 001
11	Combine	8.673	2	716	18,681	9, 10	------	------	TOTAL POST POI 001
13	Combine	10.89	2	716	23,781	3, 4, 7, 10,	------	------	NPDES TOTAL POST w/o SCMs

Hydrograph Report

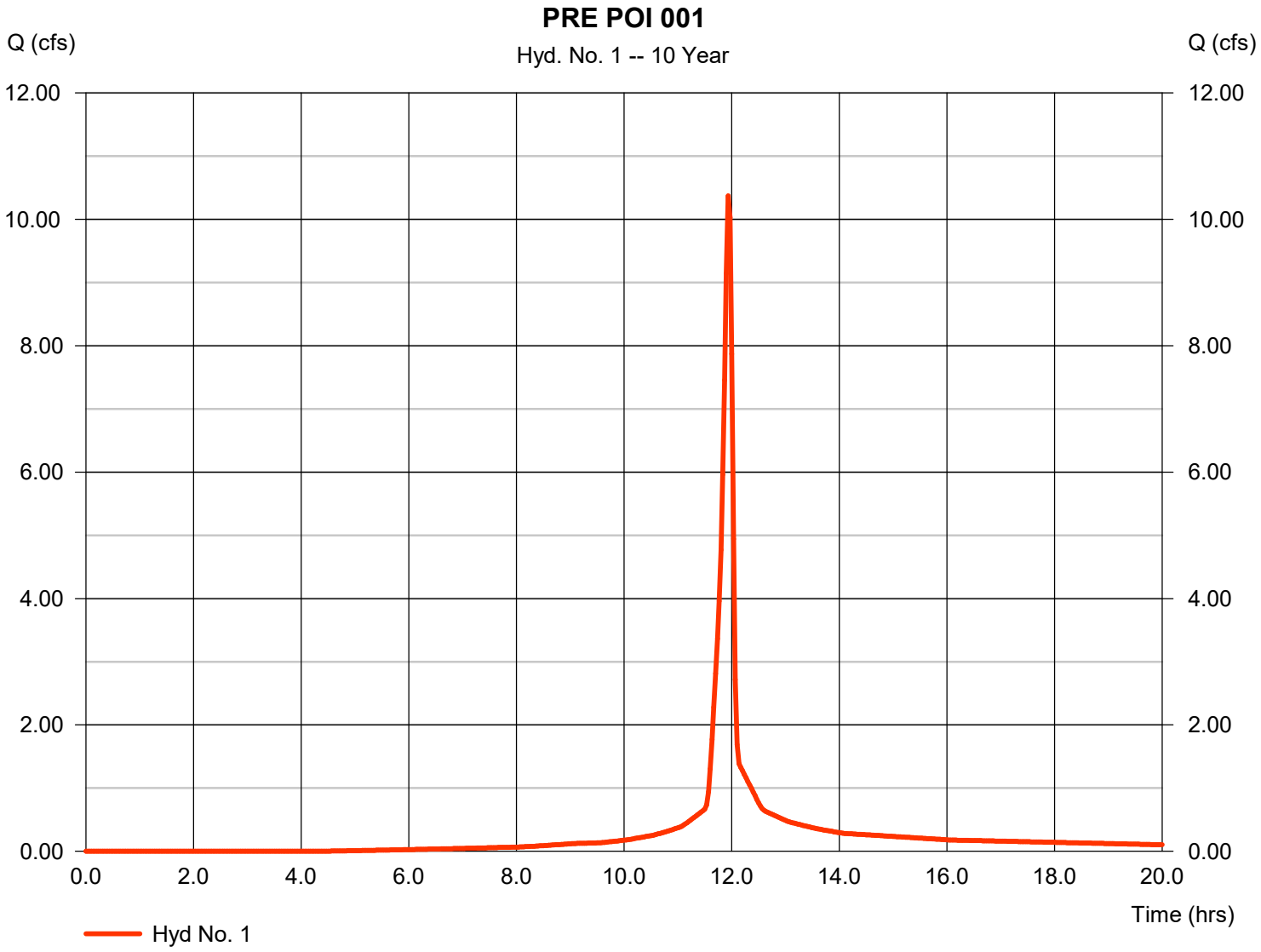
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 1

PRE POI 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	10.37 cfs
Storm frequency	=	10 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	21,991 cuft
Drainage area	=	1.650 ac	Curve number	=	88*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	5.26 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.200 x 77) + (0.740 x 98) + (0.610 x 78) + (0.100 x 98)] / 1.650



Hydrograph Report

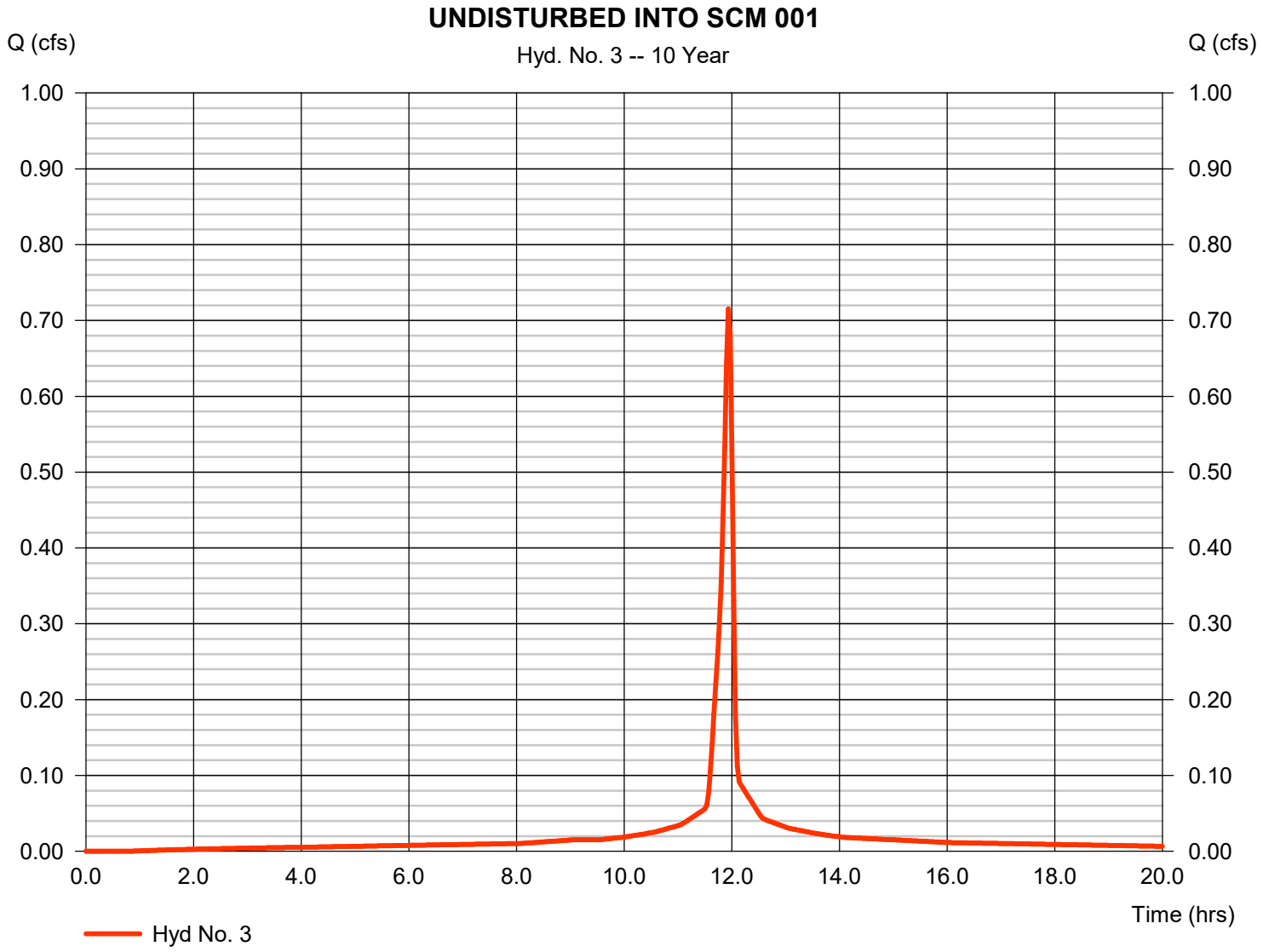
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 3

UNDISTURBED INTO SCM 001

Hydrograph type	= SCS Runoff	Peak discharge	= 0.715 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,709 cuft
Drainage area	= 0.100 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = + (0.100 x 98)] / 0.100



Hydrograph Report

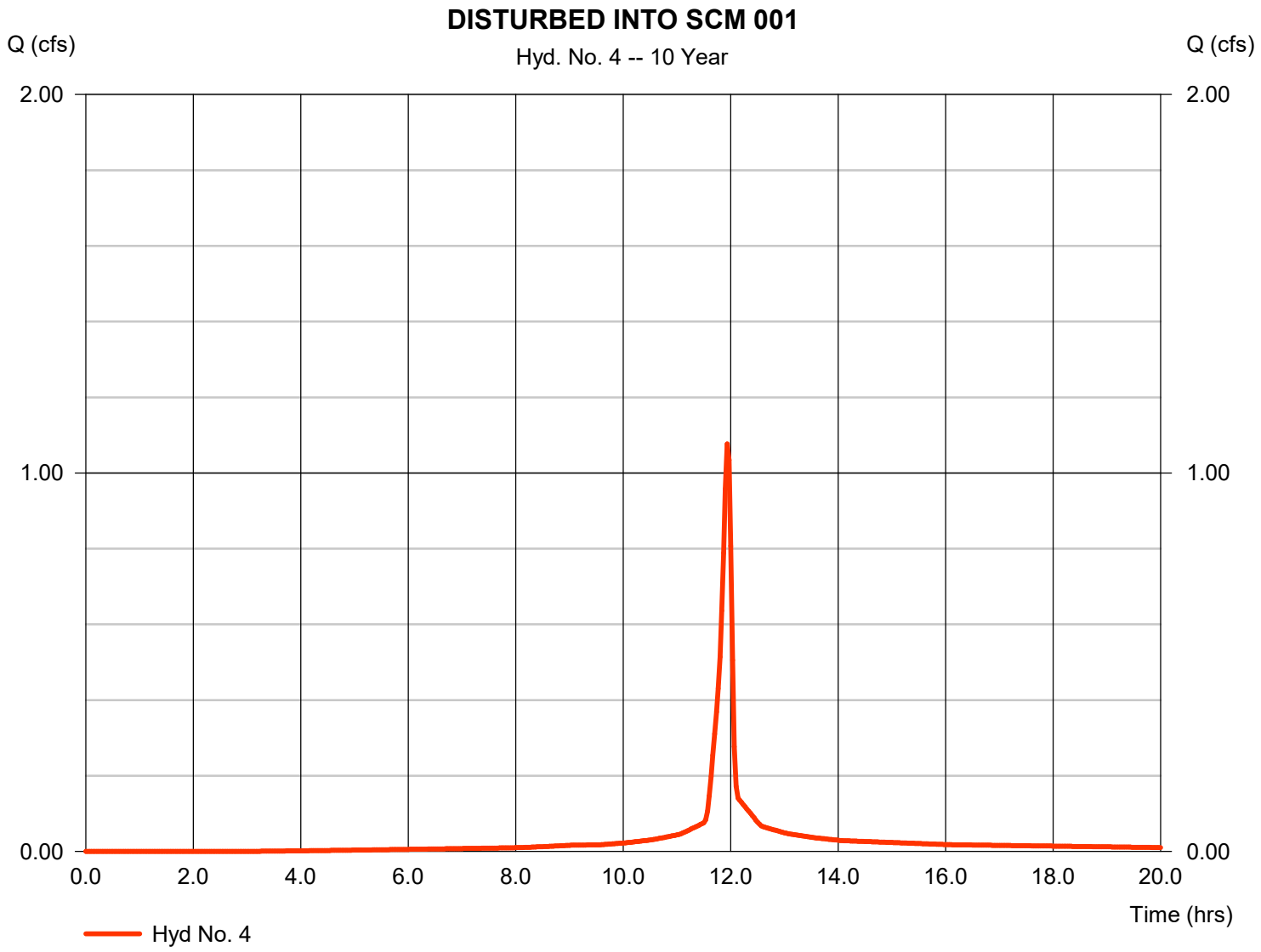
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 4

DISTURBED INTO SCM 001

Hydrograph type	= SCS Runoff	Peak discharge	= 1.077 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 2,365 cuft
Drainage area	= 0.160 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.050 x 80) + (0.110 x 98)] / 0.160



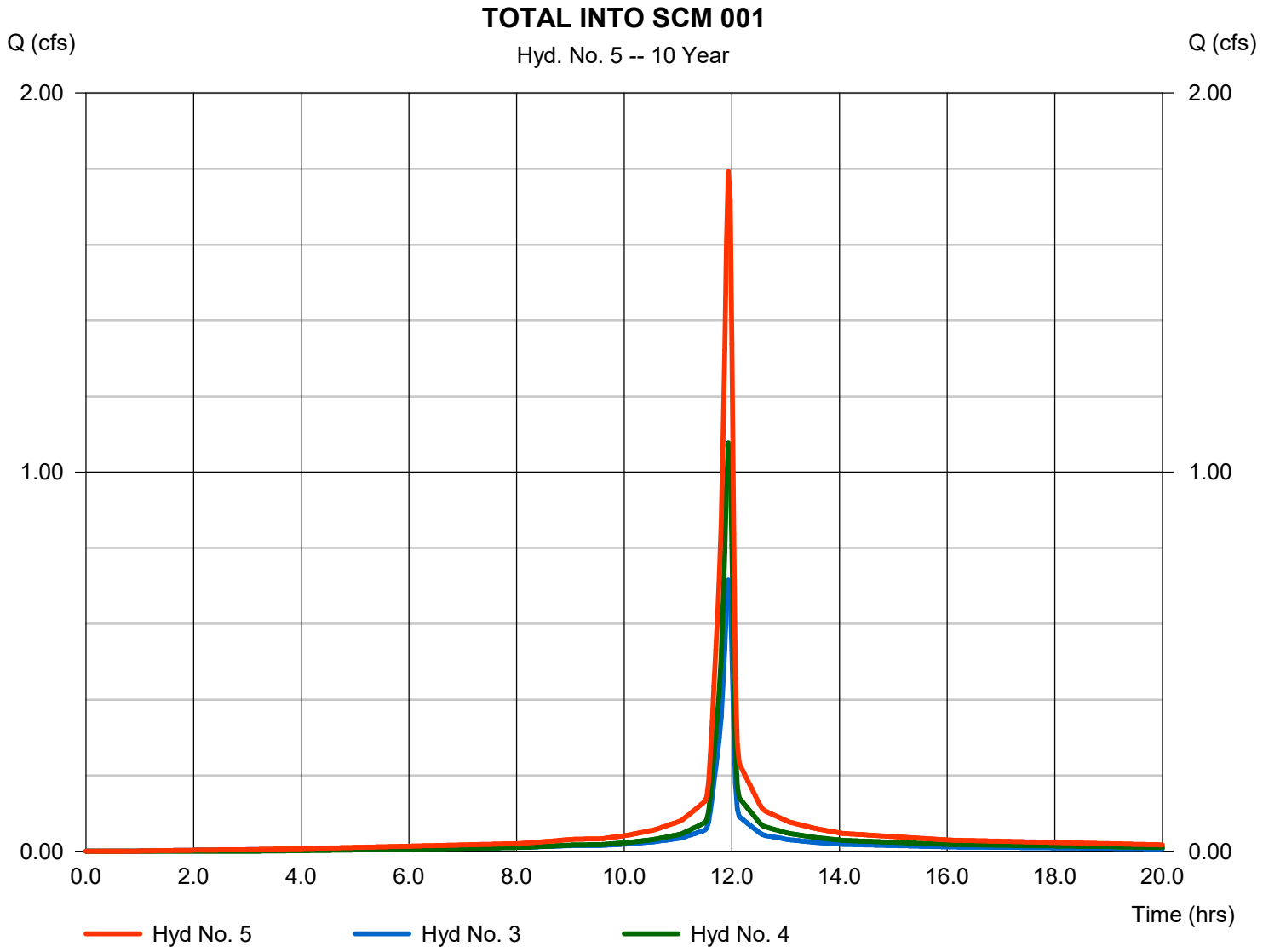
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 5

TOTAL INTO SCM 001

Hydrograph type	= Combine	Peak discharge	= 1.792 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 4,074 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.260 ac



Hydrograph Report

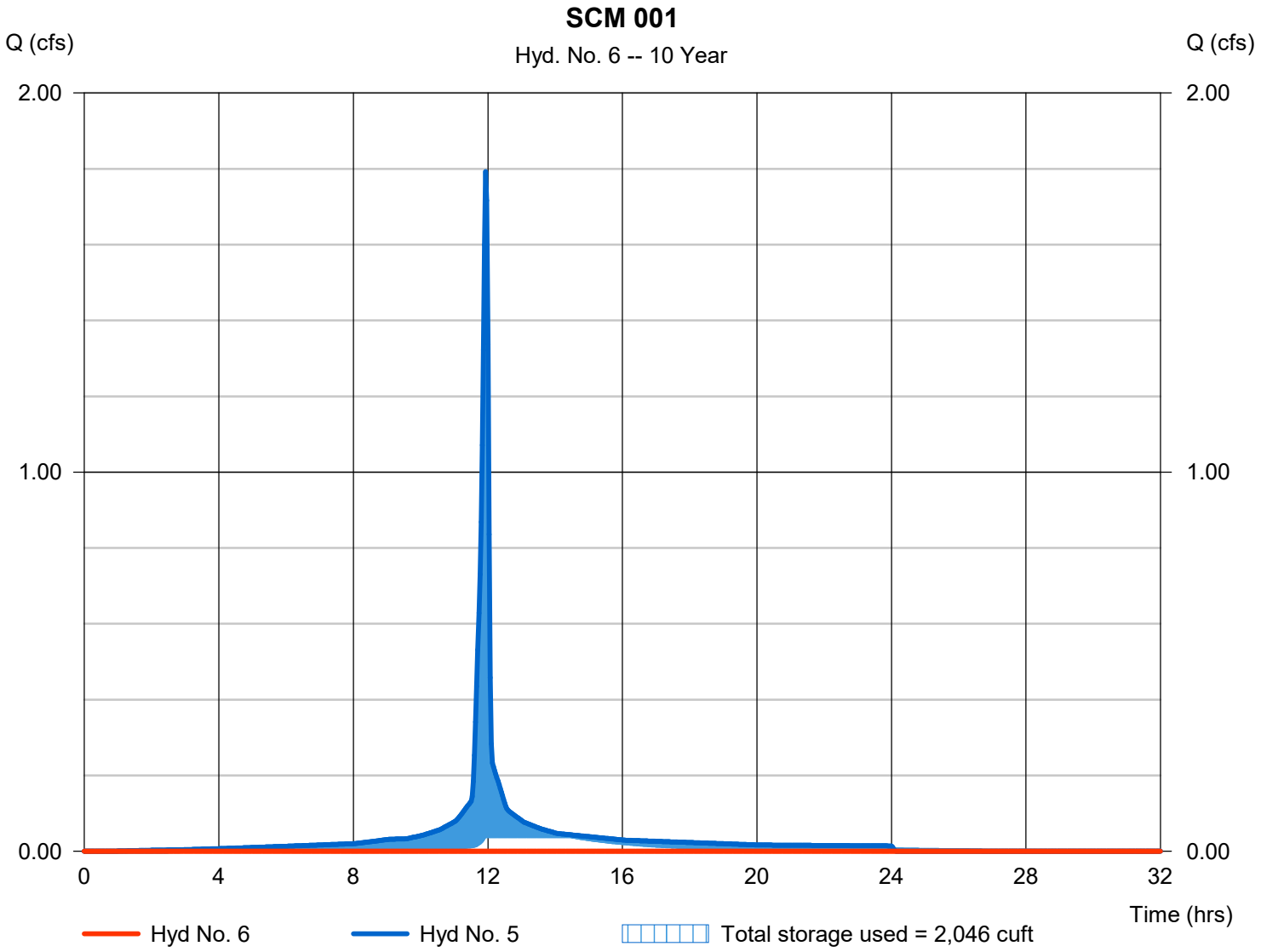
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 6

SCM 001

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.27 hrs
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 5 - TOTAL INTO SCM 001	Max. Elevation	= 96.92 ft
Reservoir name	= SCM 001	Max. Storage	= 2,046 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Report

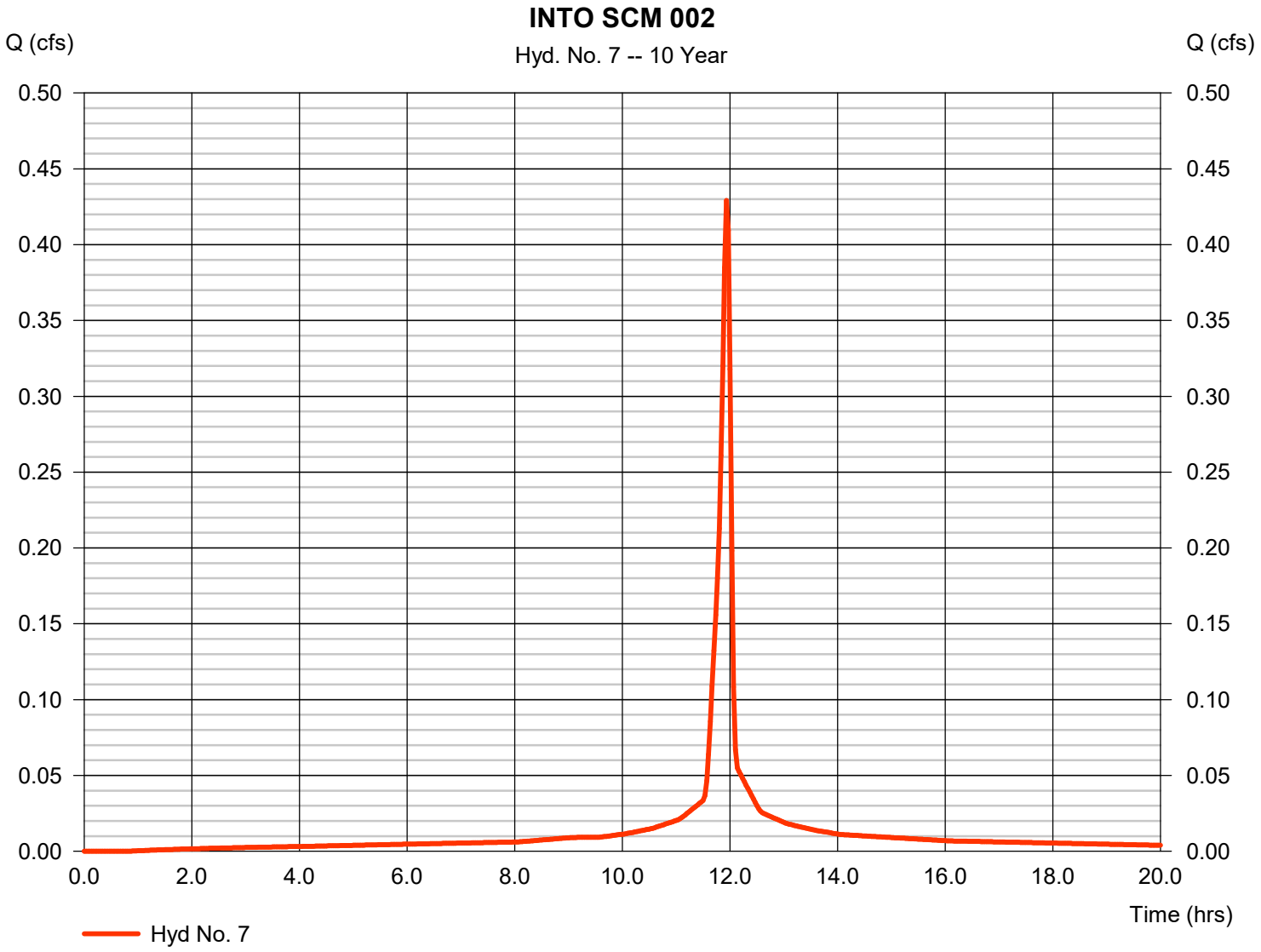
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 7

INTO SCM 002

Hydrograph type	= SCS Runoff	Peak discharge	= 0.429 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,026 cuft
Drainage area	= 0.060 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.060 x 98)] / 0.060



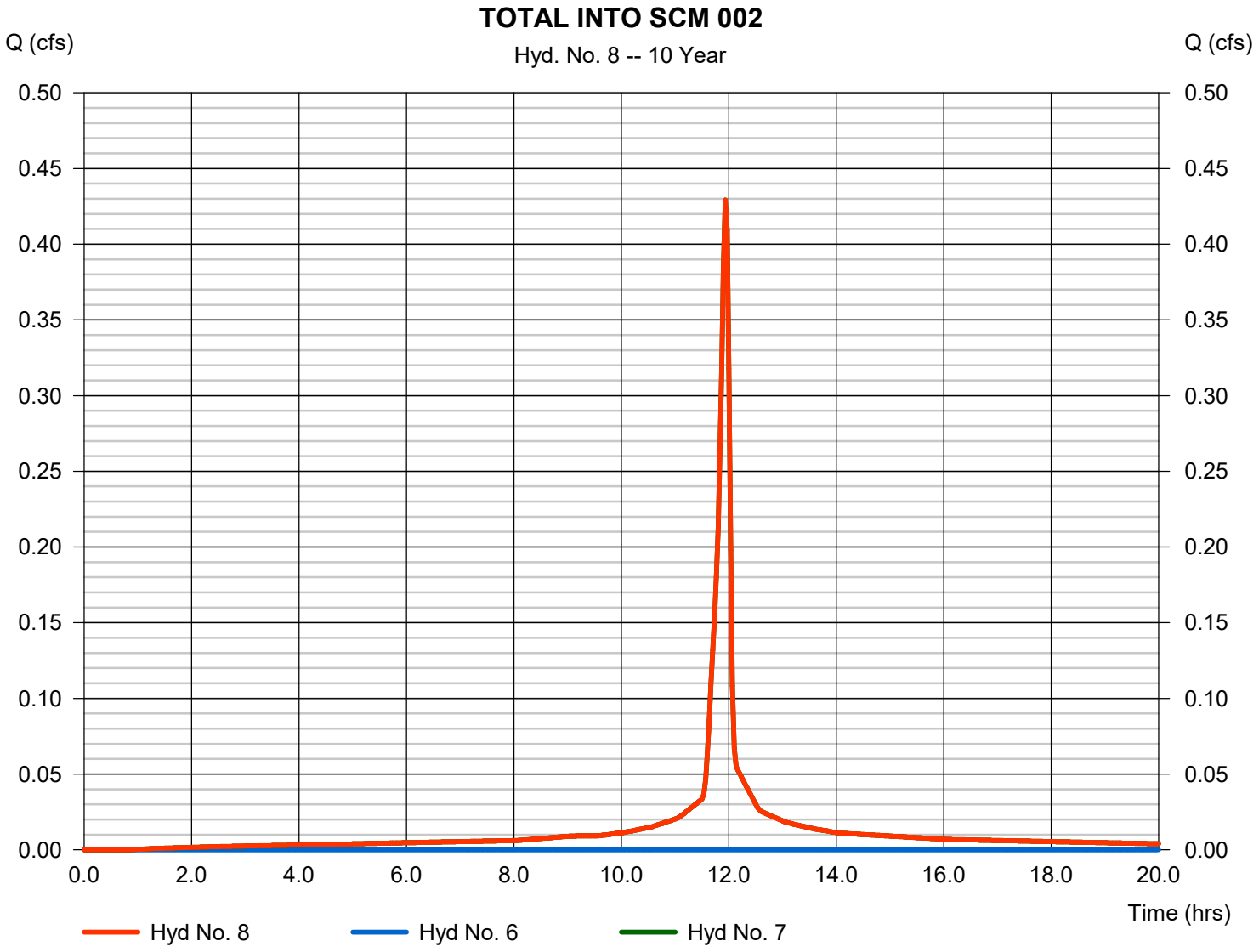
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 8

TOTAL INTO SCM 002

Hydrograph type	= Combine	Peak discharge	= 0.429 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,026 cuft
Inflow hyds.	= 6, 7	Contrib. drain. area	= 0.060 ac



Hydrograph Report

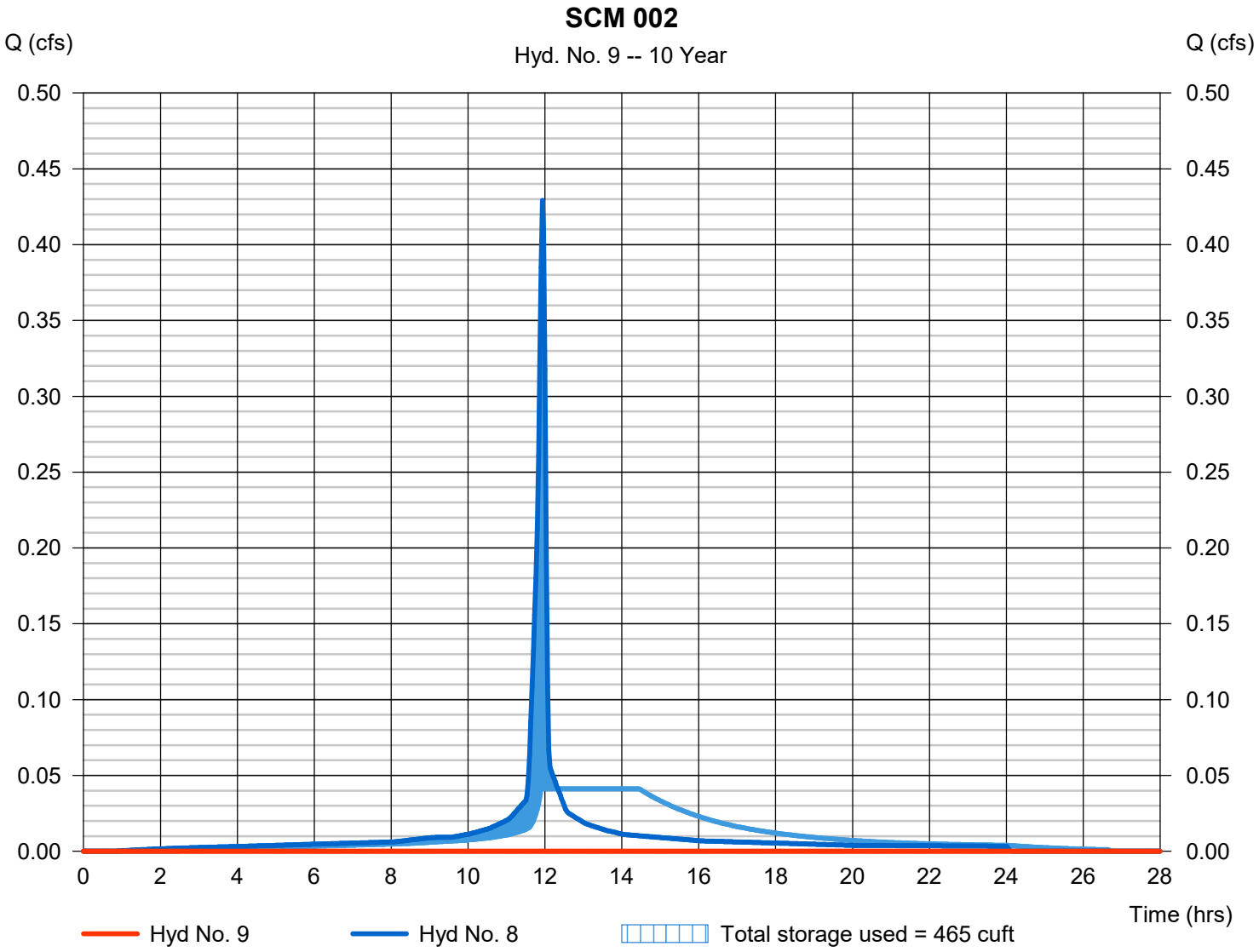
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 9

SCM 002

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 10 yrs	Time to peak	= 15.30 hrs
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 8 - TOTAL INTO SCM 002	Max. Elevation	= 94.32 ft
Reservoir name	= SCM 002	Max. Storage	= 465 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Report

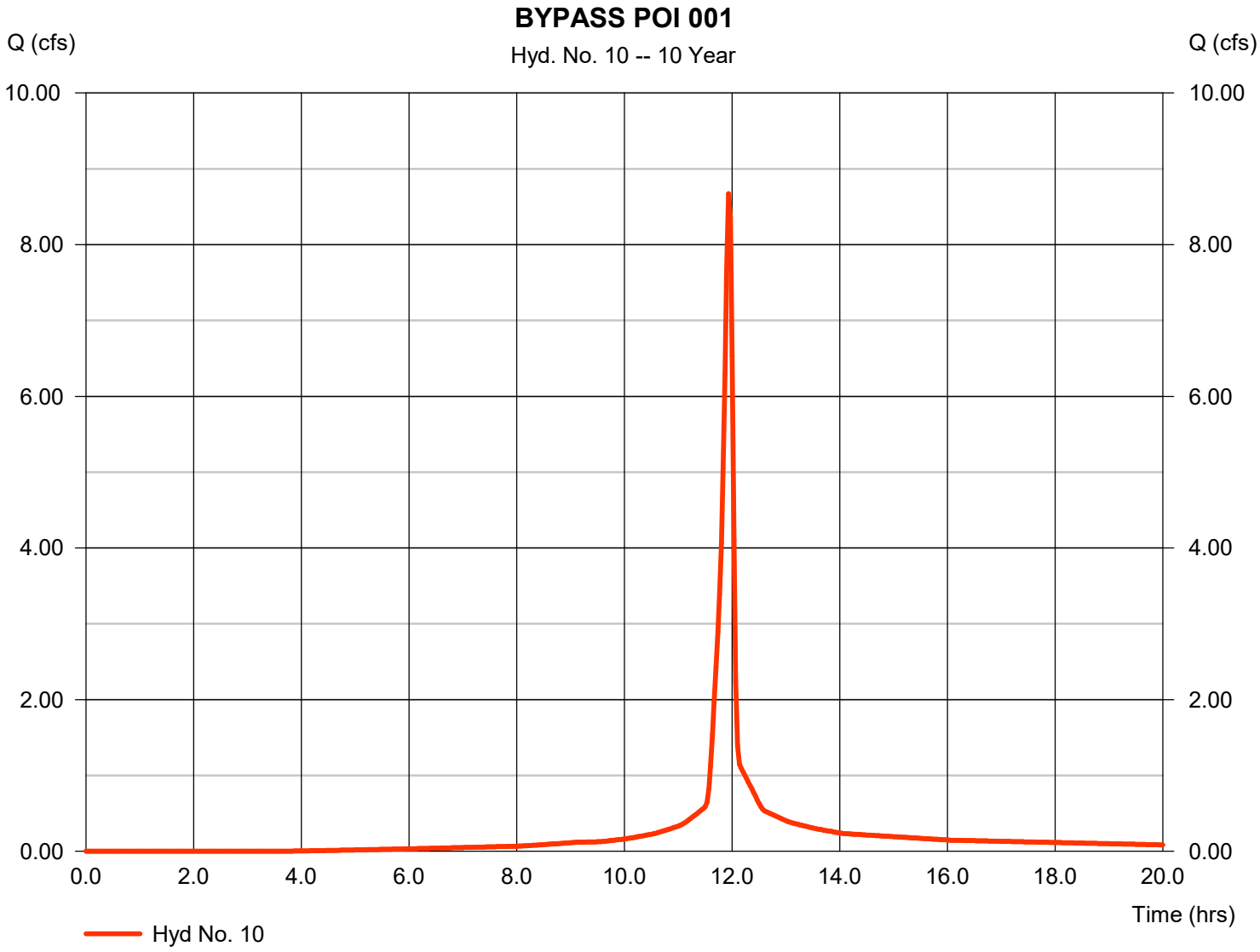
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 10

BYPASS POI 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.673 cfs
Storm frequency	=	10 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	18,681 cuft
Drainage area	=	1.330 ac	Curve number	=	90*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	5.26 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.560 x 80) + (0.770 x 98)] / 1.330



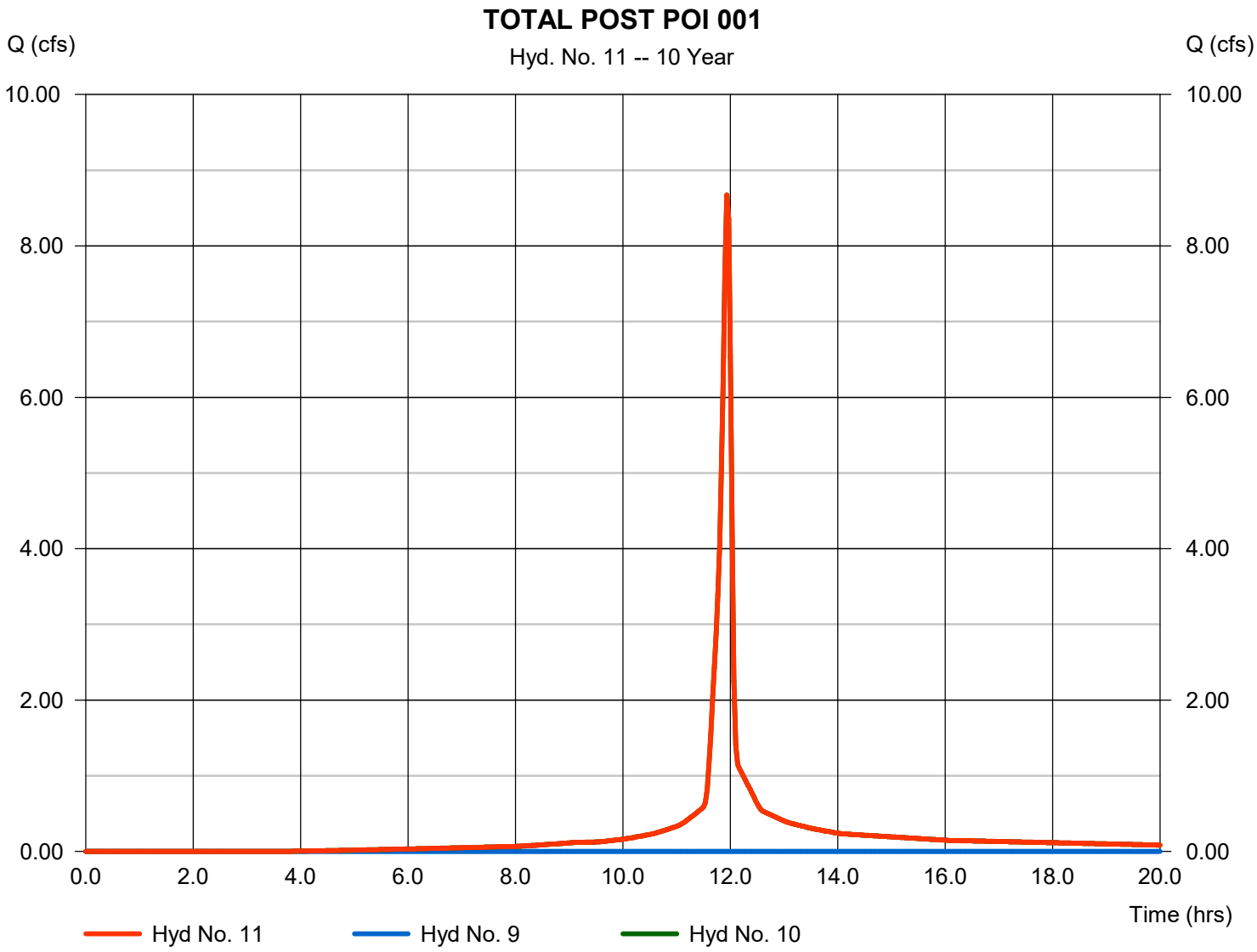
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 11

TOTAL POST POI 001

Hydrograph type	= Combine	Peak discharge	= 8.673 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 18,681 cuft
Inflow hyds.	= 9, 10	Contrib. drain. area	= 1.330 ac



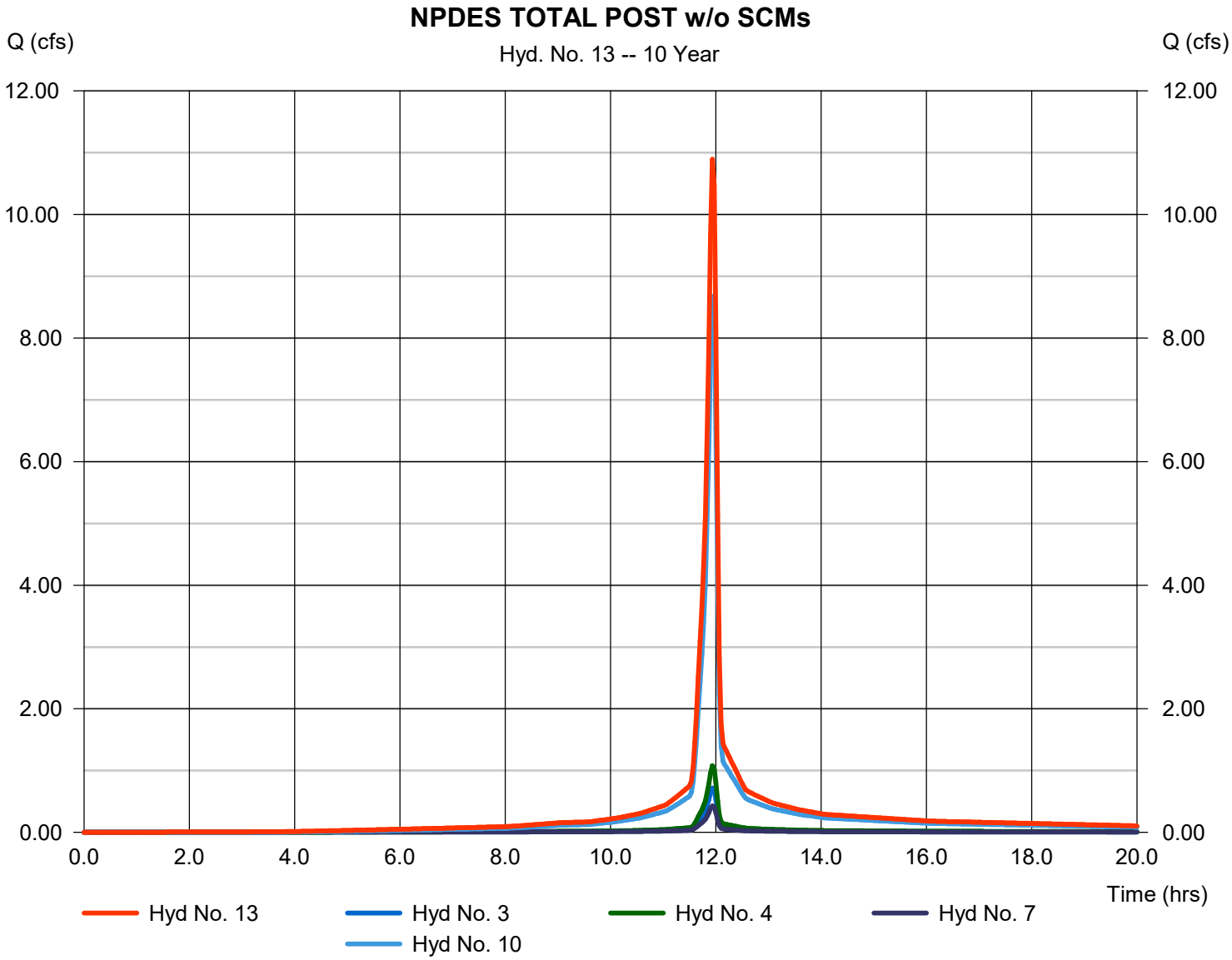
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 13

NPDES TOTAL POST w/o SCMs

Hydrograph type	= Combine	Peak discharge	= 10.89 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 23,781 cuft
Inflow hyds.	= 3, 4, 7, 10	Contrib. drain. area	= 1.650 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	12.93	2	716	27,817	------	------	------	PRE POI 001
3	SCS Runoff	0.863	2	716	2,076	------	------	------	UNDISTURBED INTO SCM 001
4	SCS Runoff	1.321	2	716	2,942	------	------	------	DISTURBED INTO SCM 001
5	Combine	2.185	2	716	5,019	3, 4	------	------	TOTAL INTO SCM 001
6	Reservoir	0.069	2	750	199	5	97.44	2,484	SCM 001
7	SCS Runoff	0.518	2	716	1,246	------	------	------	INTO SCM 002
8	Combine	0.518	2	716	1,444	6, 7	------	------	TOTAL INTO SCM 002
9	Reservoir	0.000	2	1098	0	8	94.74	709	SCM 002
10	SCS Runoff	10.72	2	716	23,434	------	------	------	BYPASS POI 001
11	Combine	10.72	2	716	23,434	9, 10	------	------	TOTAL POST POI 001
13	Combine	13.42	2	716	29,699	3, 4, 7, 10,	------	------	NPDES TOTAL POST w/o SCMs

Hydrograph Report

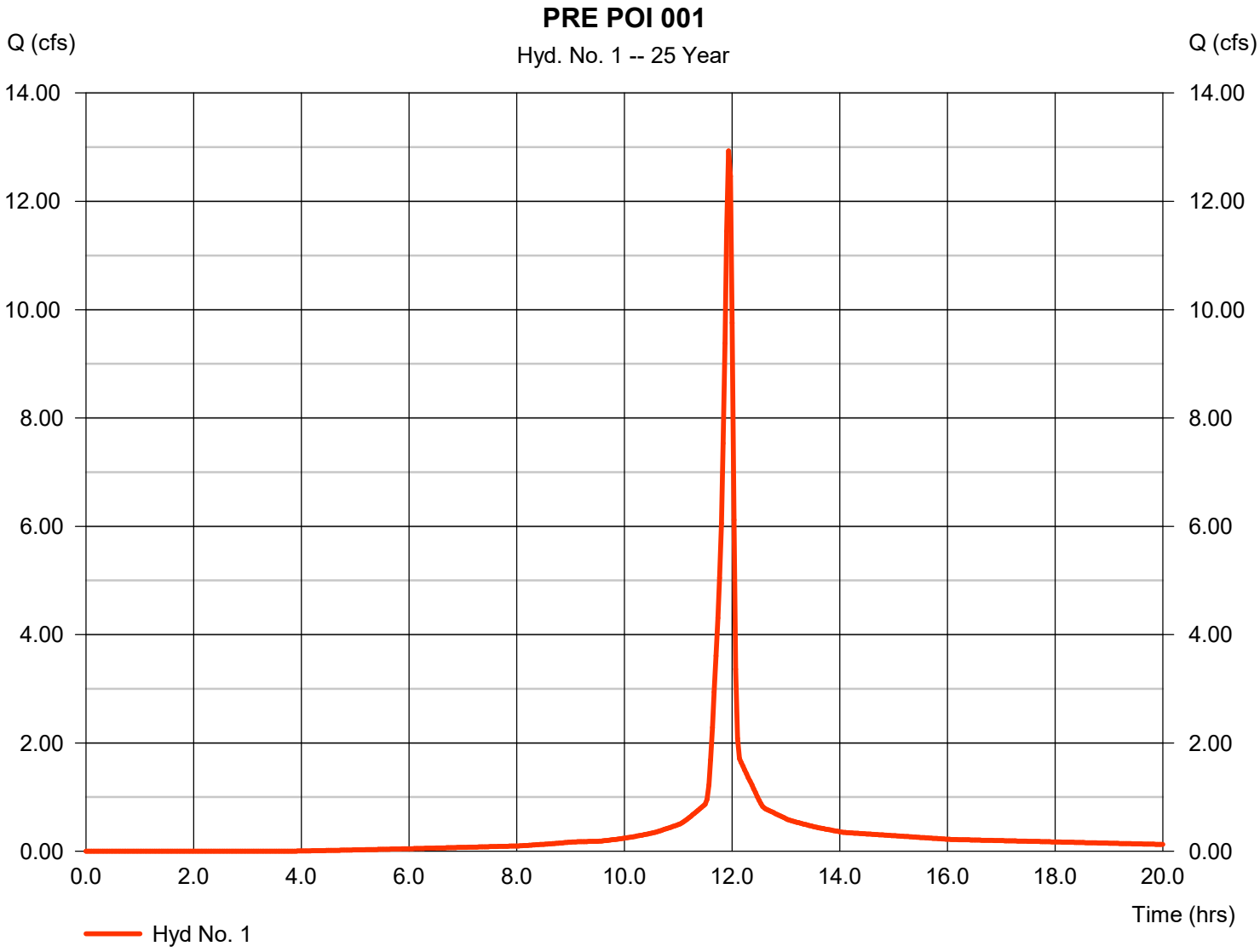
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 1

PRE POI 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	12.93 cfs
Storm frequency	=	25 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	27,817 cuft
Drainage area	=	1.650 ac	Curve number	=	88*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	6.34 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.200 x 77) + (0.740 x 98) + (0.610 x 78) + (0.100 x 98)] / 1.650



Hydrograph Report

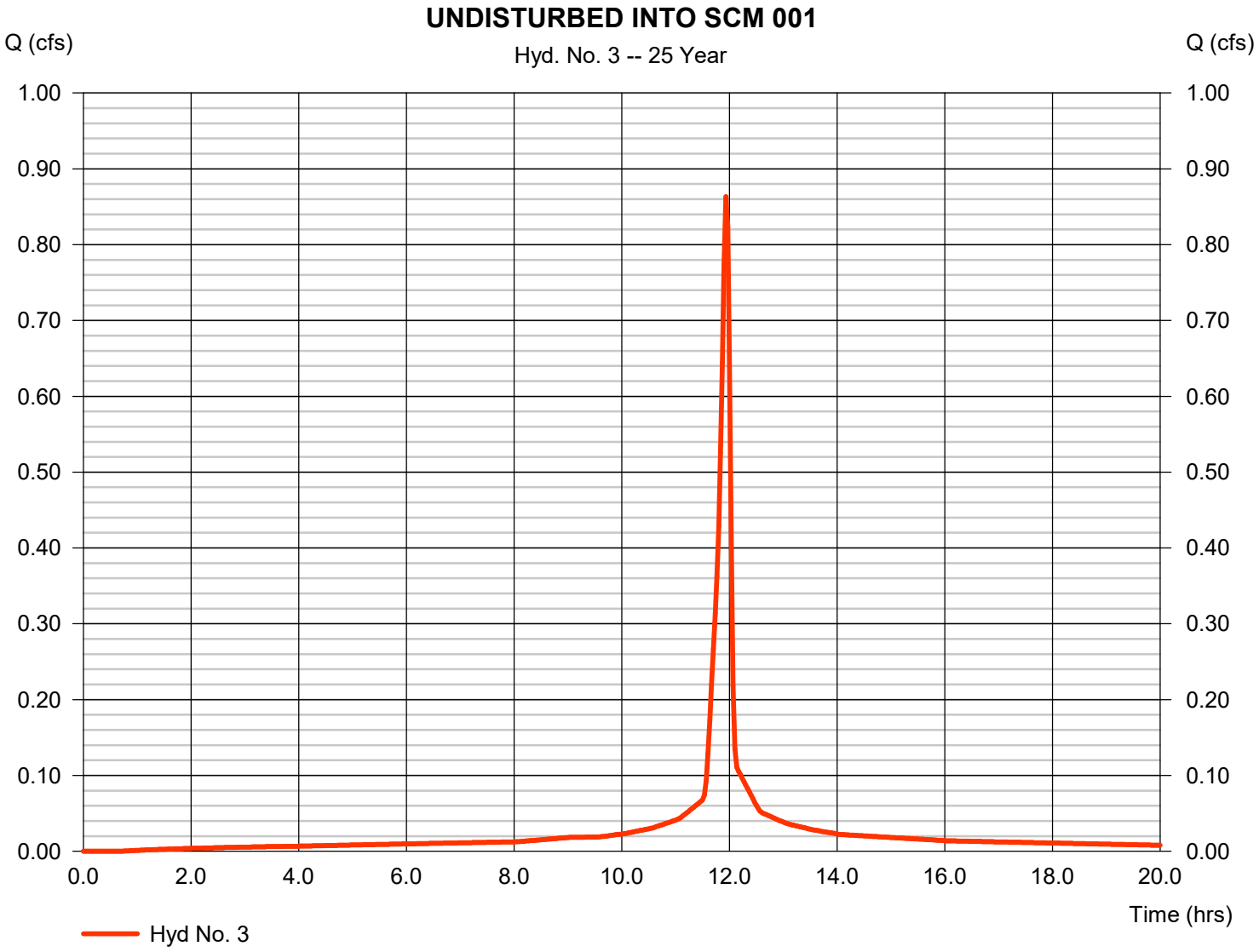
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 3

UNDISTURBED INTO SCM 001

Hydrograph type	= SCS Runoff	Peak discharge	= 0.863 cfs
Storm frequency	= 25 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 2,076 cuft
Drainage area	= 0.100 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.34 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = + (0.100 x 98)] / 0.100



Hydrograph Report

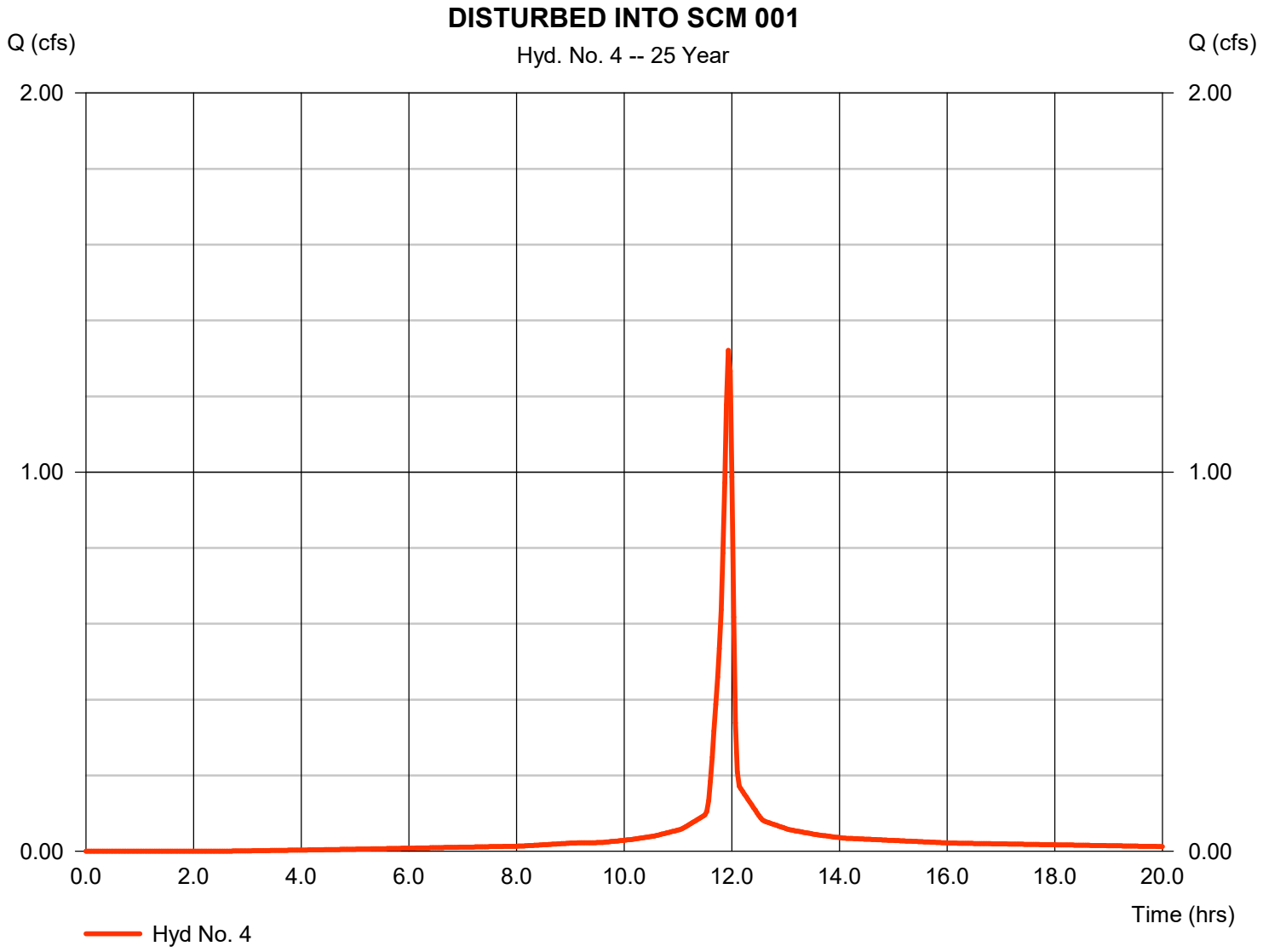
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 4

DISTURBED INTO SCM 001

Hydrograph type	= SCS Runoff	Peak discharge	= 1.321 cfs
Storm frequency	= 25 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 2,942 cuft
Drainage area	= 0.160 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.34 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.050 x 80) + (0.110 x 98)] / 0.160



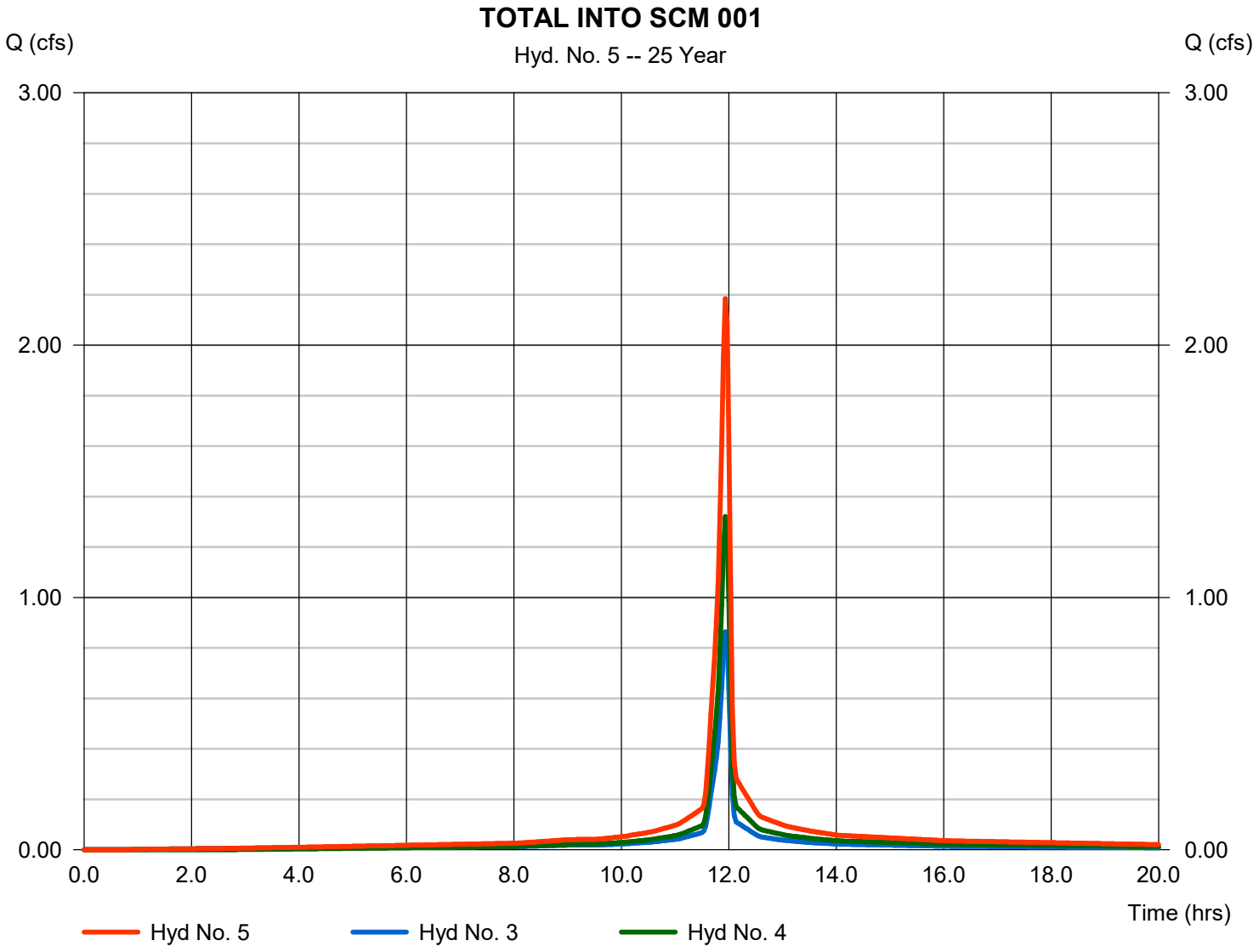
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 5

TOTAL INTO SCM 001

Hydrograph type	= Combine	Peak discharge	= 2.185 cfs
Storm frequency	= 25 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 5,019 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.260 ac



Hydrograph Report

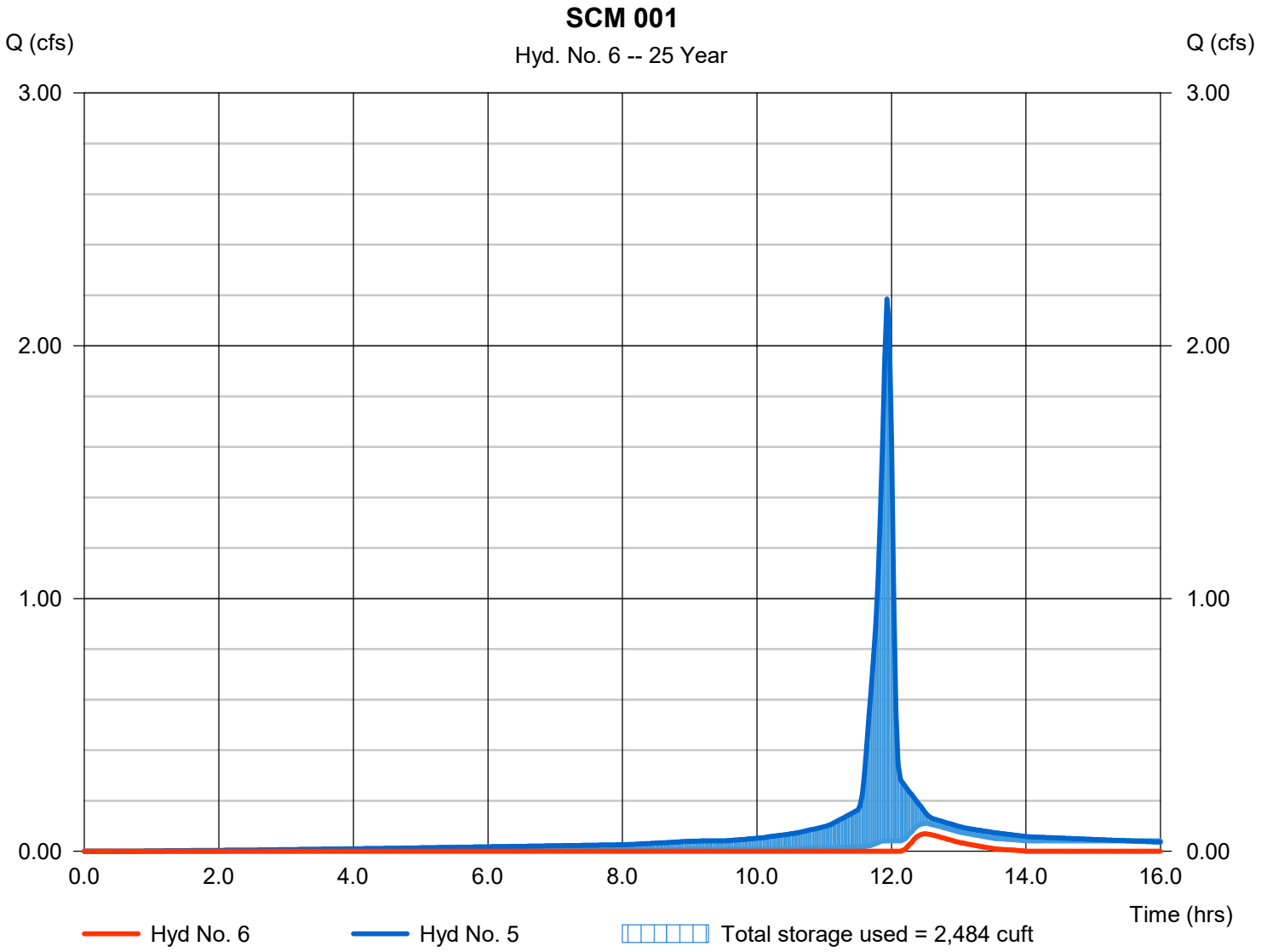
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 6

SCM 001

Hydrograph type	=	Reservoir	Peak discharge	=	0.069 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.50 hrs
Time interval	=	2 min	Hyd. volume	=	199 cuft
Inflow hyd. No.	=	5 - TOTAL INTO SCM 001	Max. Elevation	=	97.44 ft
Reservoir name	=	SCM 001	Max. Storage	=	2,484 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Report

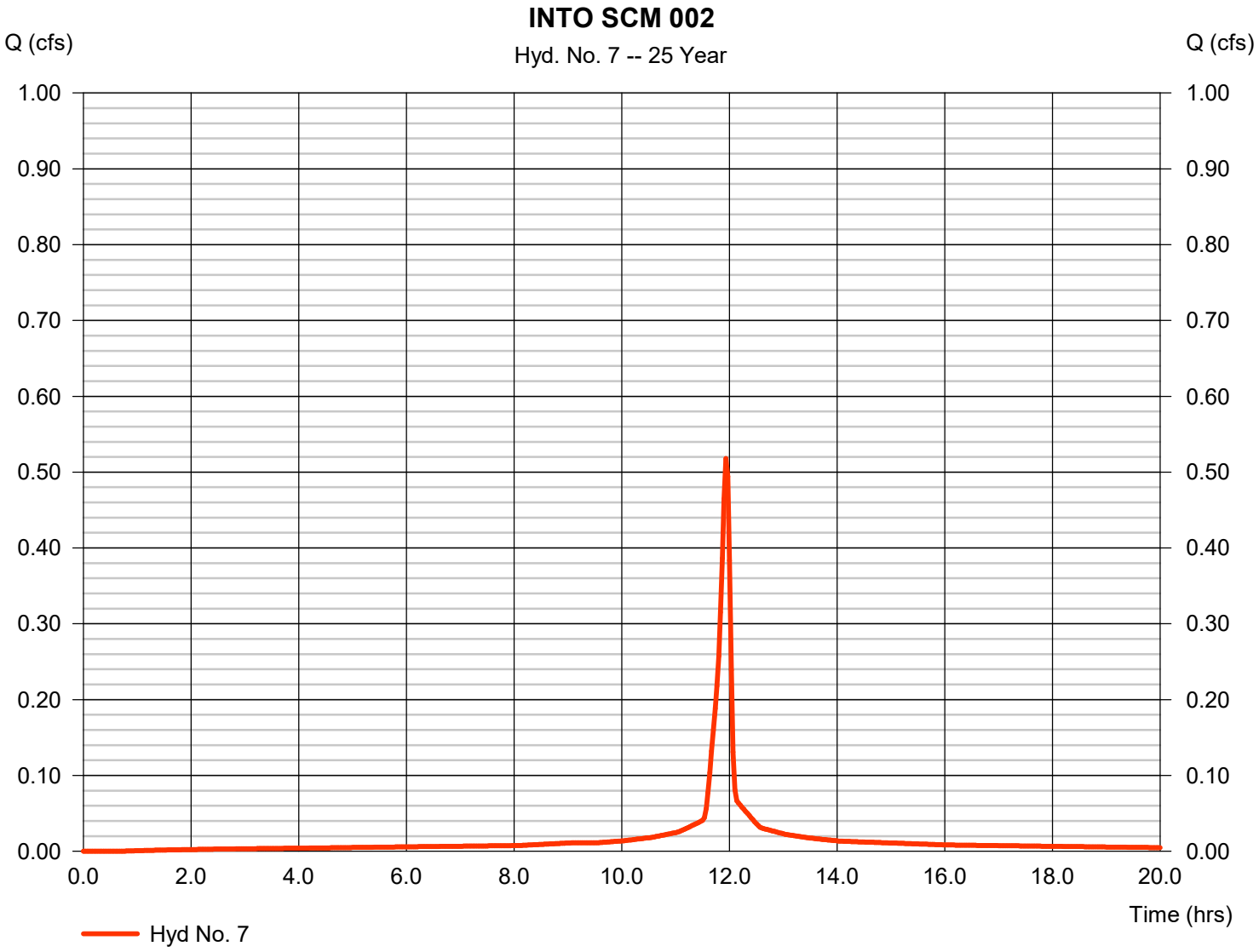
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 7

INTO SCM 002

Hydrograph type	= SCS Runoff	Peak discharge	= 0.518 cfs
Storm frequency	= 25 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,246 cuft
Drainage area	= 0.060 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.34 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.060 x 98)] / 0.060



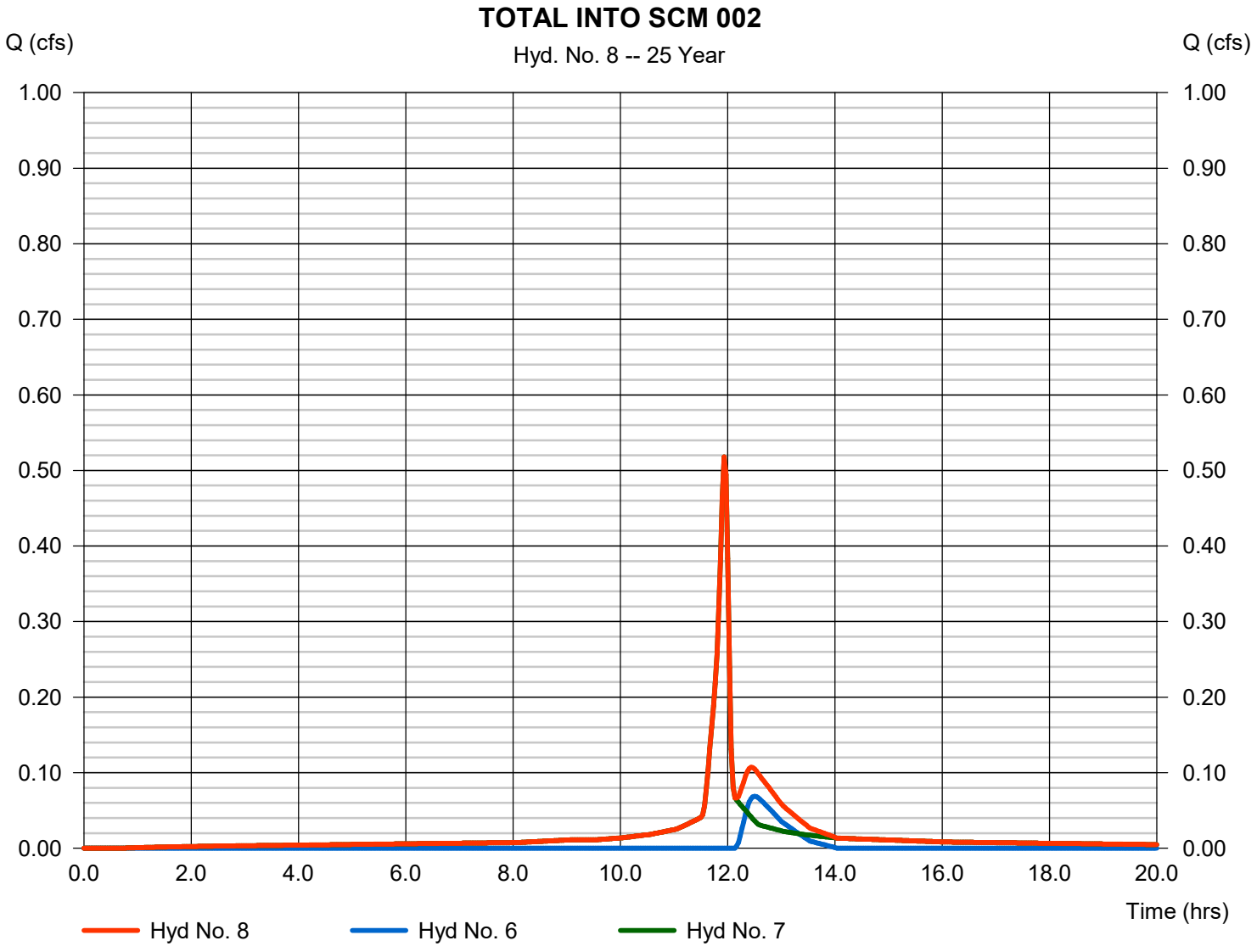
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 8

TOTAL INTO SCM 002

Hydrograph type	= Combine	Peak discharge	= 0.518 cfs
Storm frequency	= 25 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,444 cuft
Inflow hyds.	= 6, 7	Contrib. drain. area	= 0.060 ac



Hydrograph Report

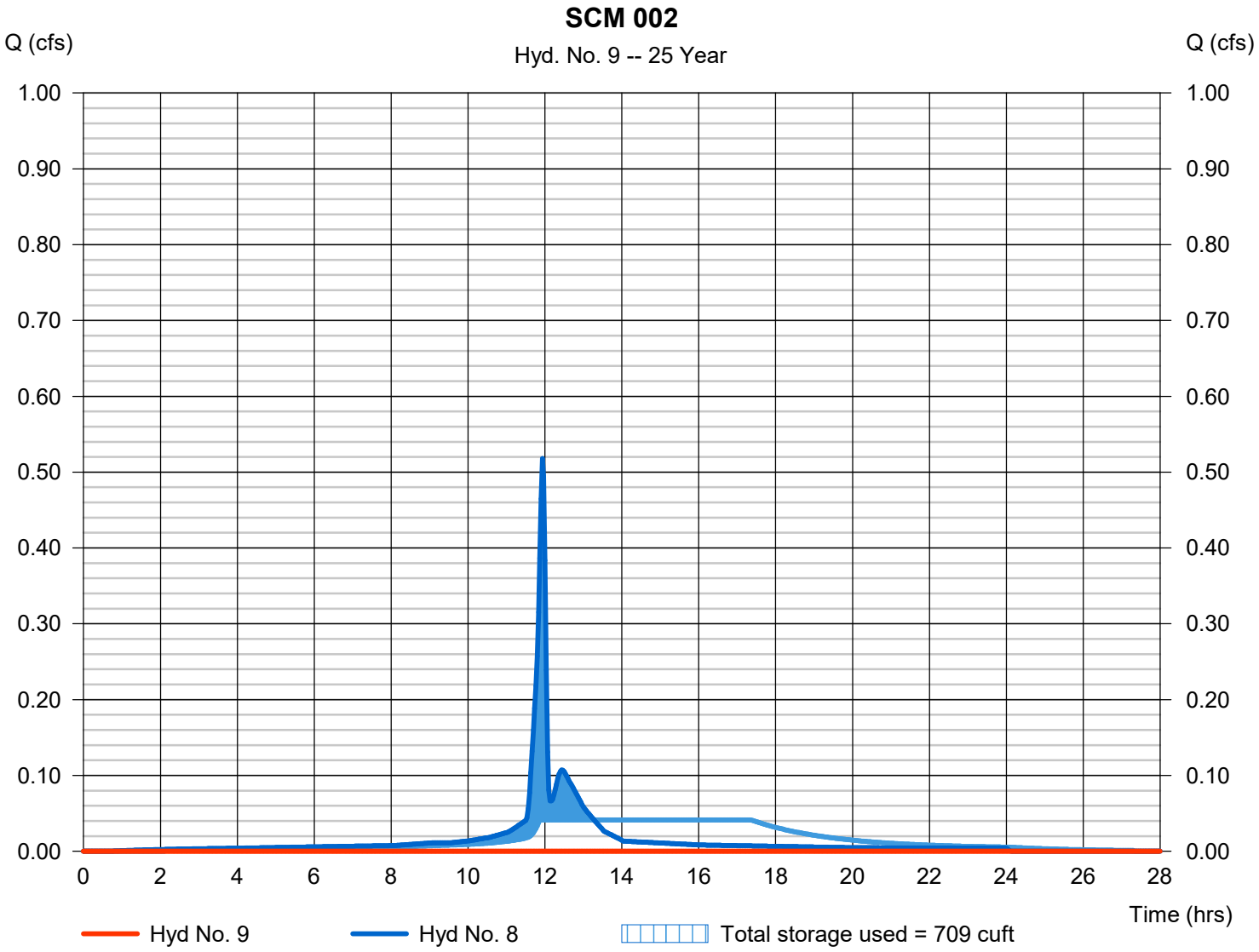
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 9

SCM 002

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 25 yrs	Time to peak	= 18.30 hrs
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 8 - TOTAL INTO SCM 002	Max. Elevation	= 94.74 ft
Reservoir name	= SCM 002	Max. Storage	= 709 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Report

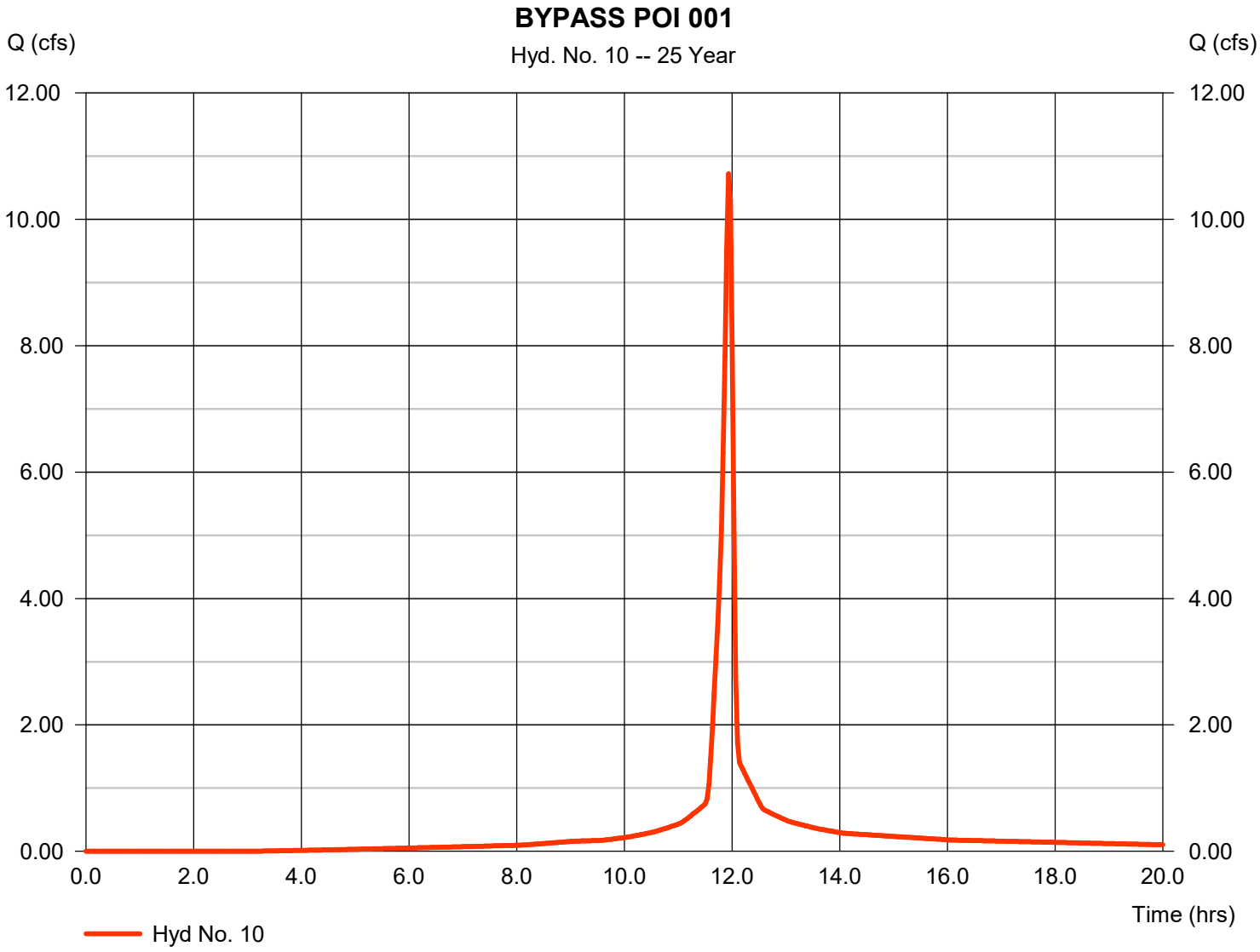
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 10

BYPASS POI 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	10.72 cfs
Storm frequency	=	25 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	23,434 cuft
Drainage area	=	1.330 ac	Curve number	=	90*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	6.34 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.560 x 80) + (0.770 x 98)] / 1.330



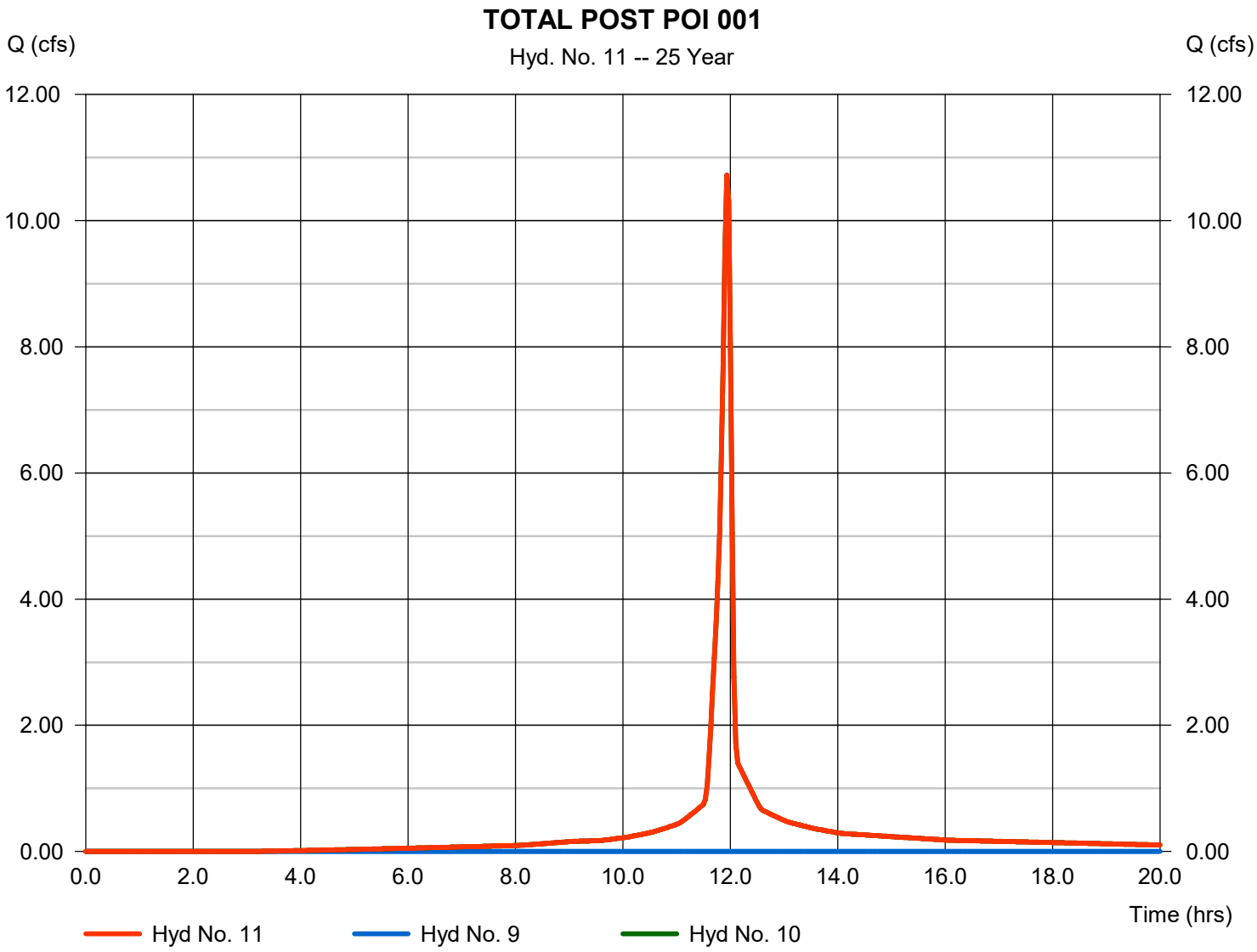
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 11

TOTAL POST POI 001

Hydrograph type	= Combine	Peak discharge	= 10.72 cfs
Storm frequency	= 25 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 23,434 cuft
Inflow hyds.	= 9, 10	Contrib. drain. area	= 1.330 ac



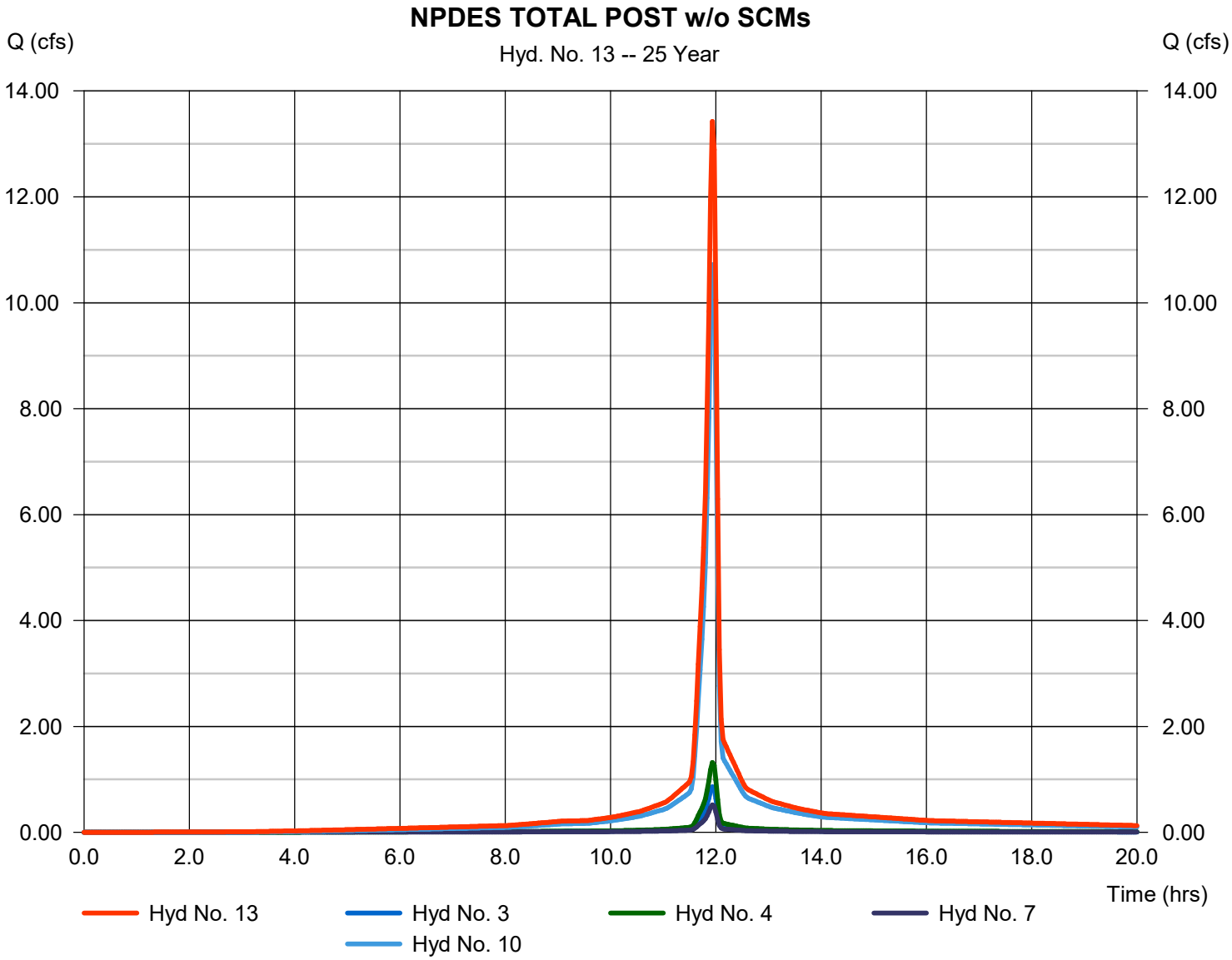
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 13

NPDES TOTAL POST w/o SCMs

Hydrograph type	= Combine	Peak discharge	= 13.42 cfs
Storm frequency	= 25 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 29,699 cuft
Inflow hyds.	= 3, 4, 7, 10	Contrib. drain. area	= 1.650 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	15.10	2	716	32,828	------	------	------	PRE POI 001
3	SCS Runoff	0.989	2	716	2,389	------	------	------	UNDISTURBED INTO SCM 001
4	SCS Runoff	1.528	2	716	3,437	------	------	------	DISTURBED INTO SCM 001
5	Combine	2.517	2	716	5,826	3, 4	------	------	TOTAL INTO SCM 001
6	Reservoir	0.337	2	726	694	5	97.63	2,644	SCM 001
7	SCS Runoff	0.594	2	716	1,434	------	------	------	INTO SCM 002
8	Combine	0.594	2	716	2,128	6, 7	------	------	TOTAL INTO SCM 002
9	Reservoir	0.000	2	692	0	8	95.78	1,295	SCM 002
10	SCS Runoff	12.46	2	716	27,511	------	------	------	BYPASS POI 001
11	Combine	12.46	2	716	27,511	9, 10	------	------	TOTAL POST POI 001
13	Combine	15.57	2	716	34,770	3, 4, 7, 10,	------	------	NPDES TOTAL POST w/o SCMs

Hydrograph Report

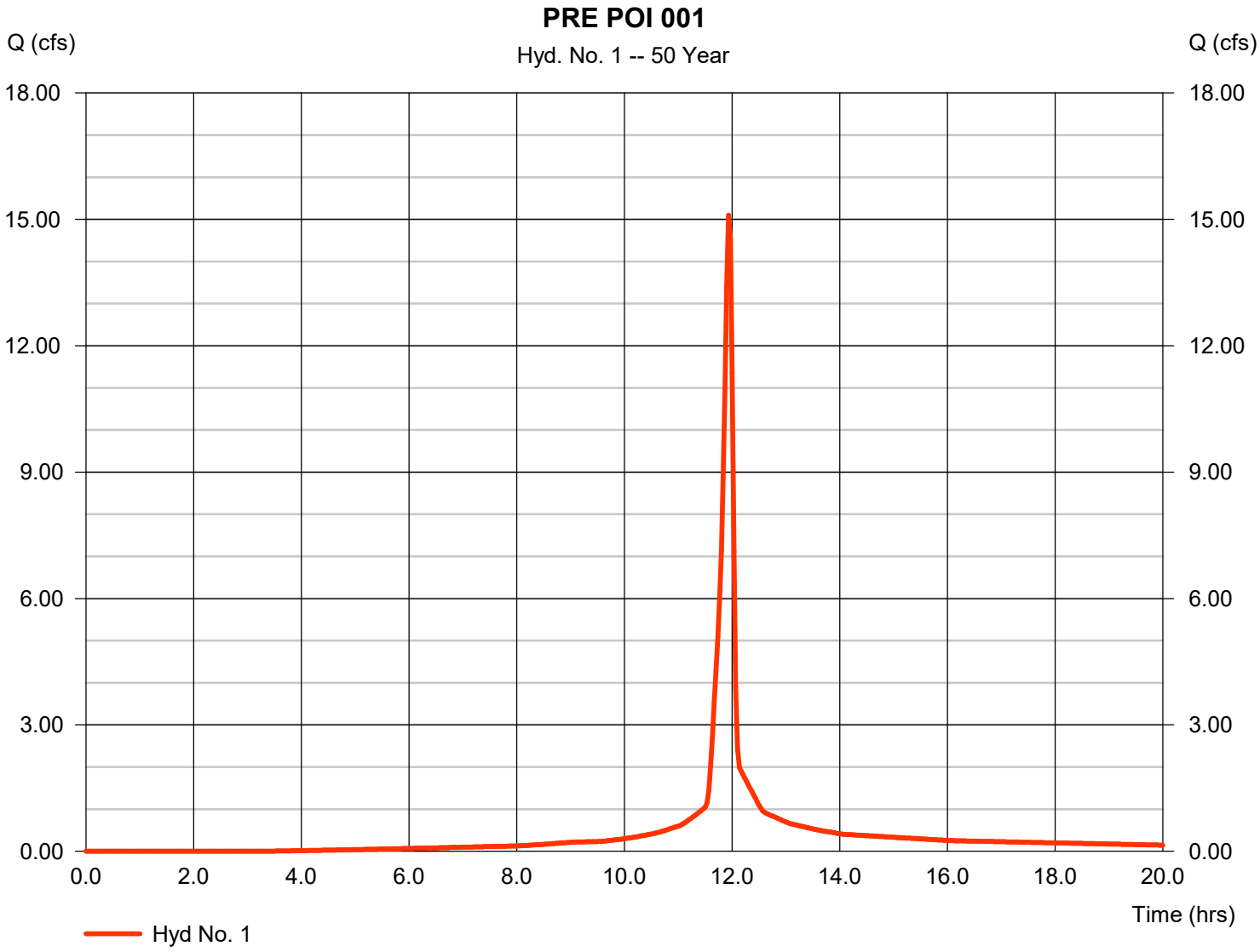
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 1

PRE POI 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	15.10 cfs
Storm frequency	=	50 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	32,828 cuft
Drainage area	=	1.650 ac	Curve number	=	88*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.26 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.200 x 77) + (0.740 x 98) + (0.610 x 78) + (0.100 x 98)] / 1.650



Hydrograph Report

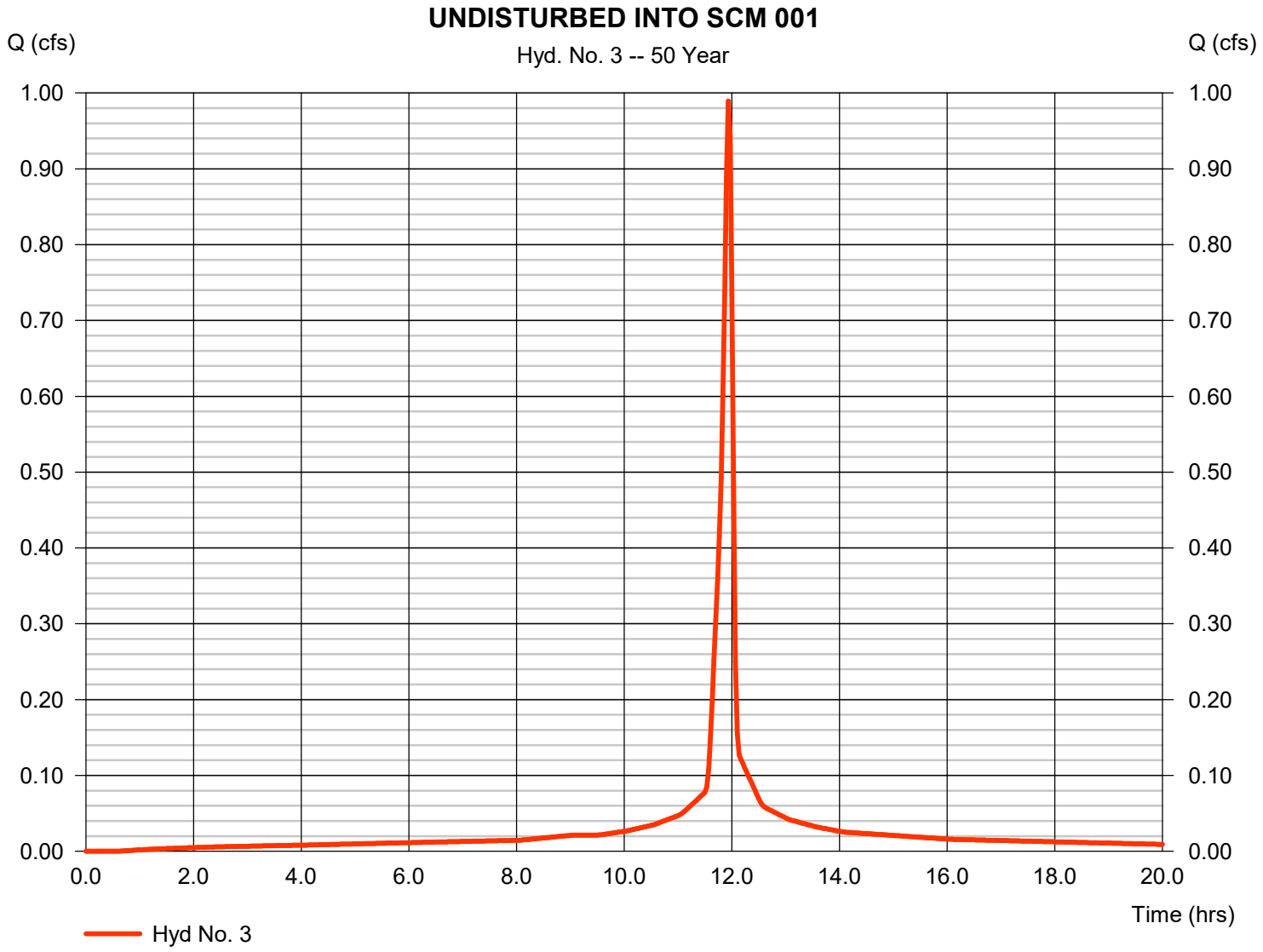
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 3

UNDISTURBED INTO SCM 001

Hydrograph type	= SCS Runoff	Peak discharge	= 0.989 cfs
Storm frequency	= 50 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 2,389 cuft
Drainage area	= 0.100 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = + (0.100 x 98)] / 0.100



Hydrograph Report

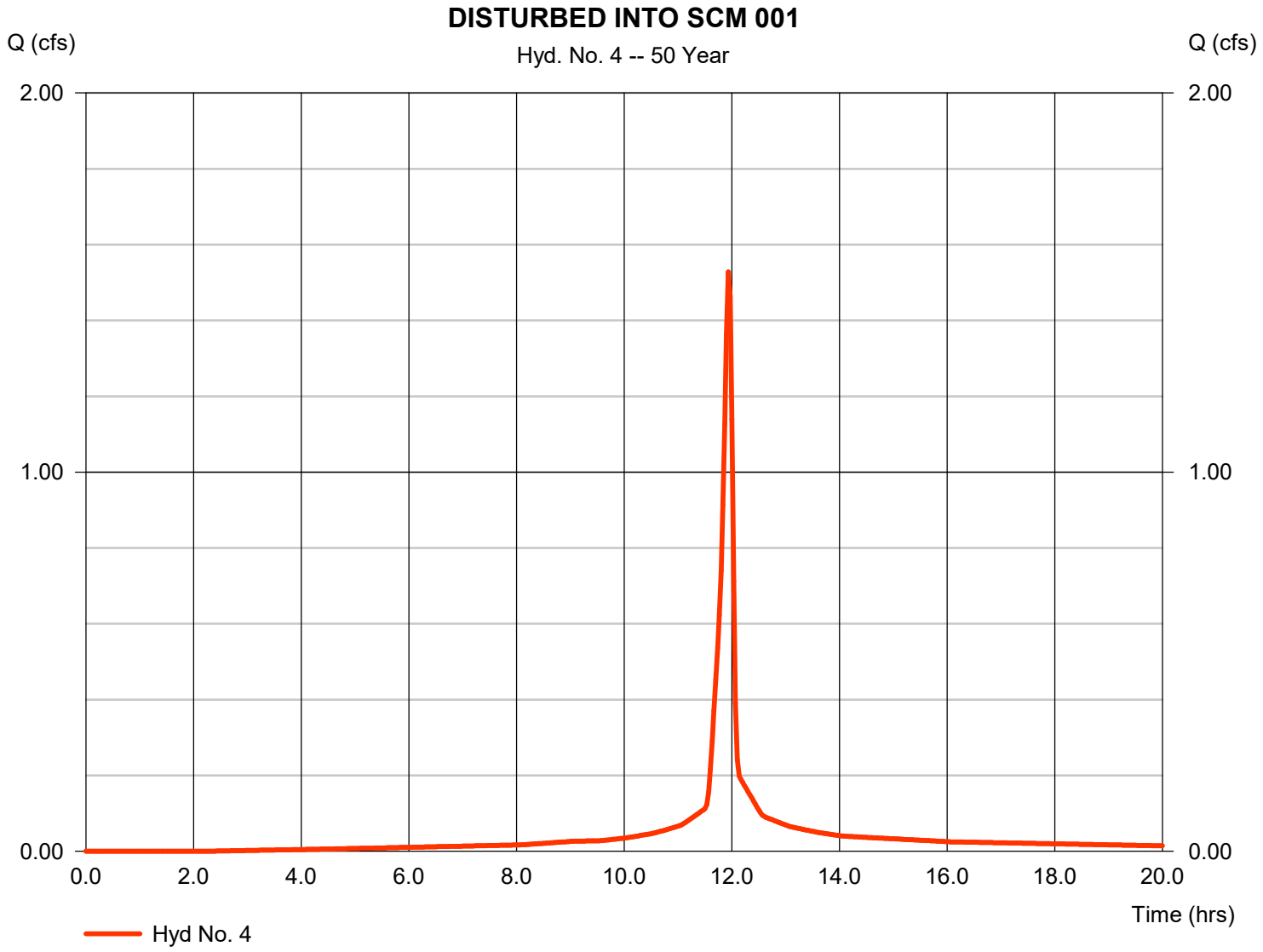
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 4

DISTURBED INTO SCM 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.528 cfs
Storm frequency	=	50 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	3,437 cuft
Drainage area	=	0.160 ac	Curve number	=	92*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.26 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.050 x 80) + (0.110 x 98)] / 0.160



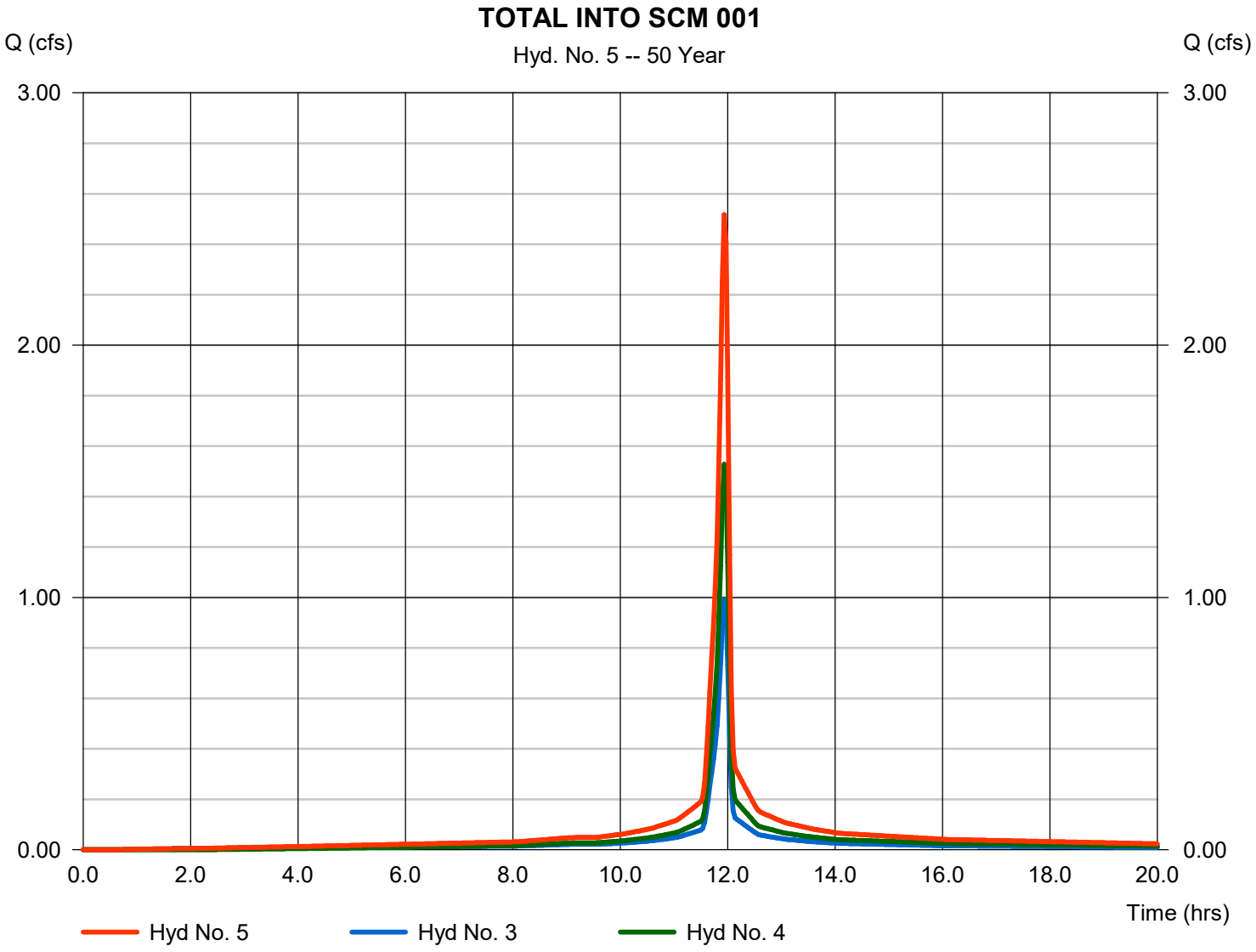
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 5

TOTAL INTO SCM 001

Hydrograph type	= Combine	Peak discharge	= 2.517 cfs
Storm frequency	= 50 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 5,826 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.260 ac



Hydrograph Report

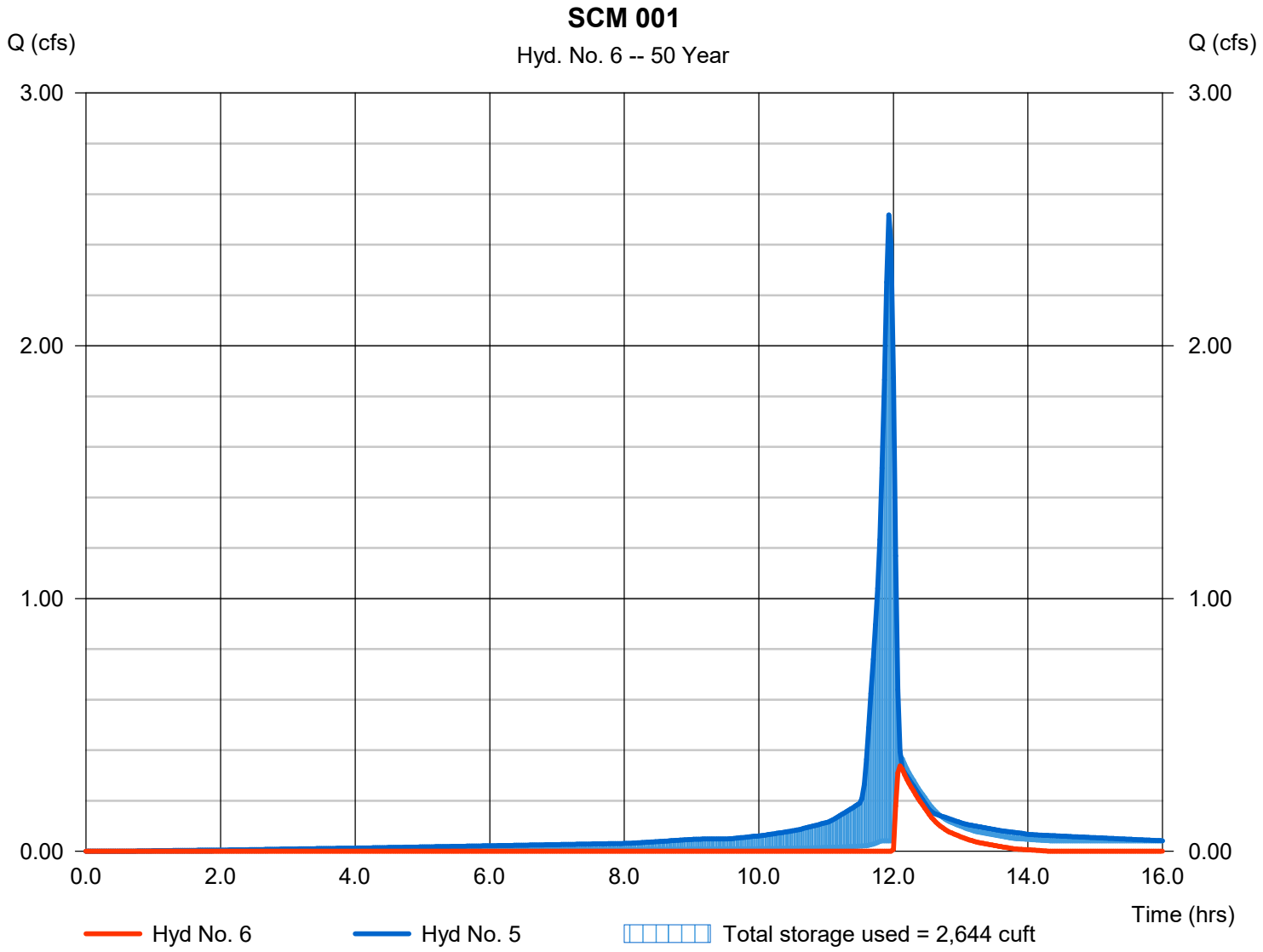
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 6

SCM 001

Hydrograph type	=	Reservoir	Peak discharge	=	0.337 cfs
Storm frequency	=	50 yrs	Time to peak	=	12.10 hrs
Time interval	=	2 min	Hyd. volume	=	694 cuft
Inflow hyd. No.	=	5 - TOTAL INTO SCM 001	Max. Elevation	=	97.63 ft
Reservoir name	=	SCM 001	Max. Storage	=	2,644 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Report

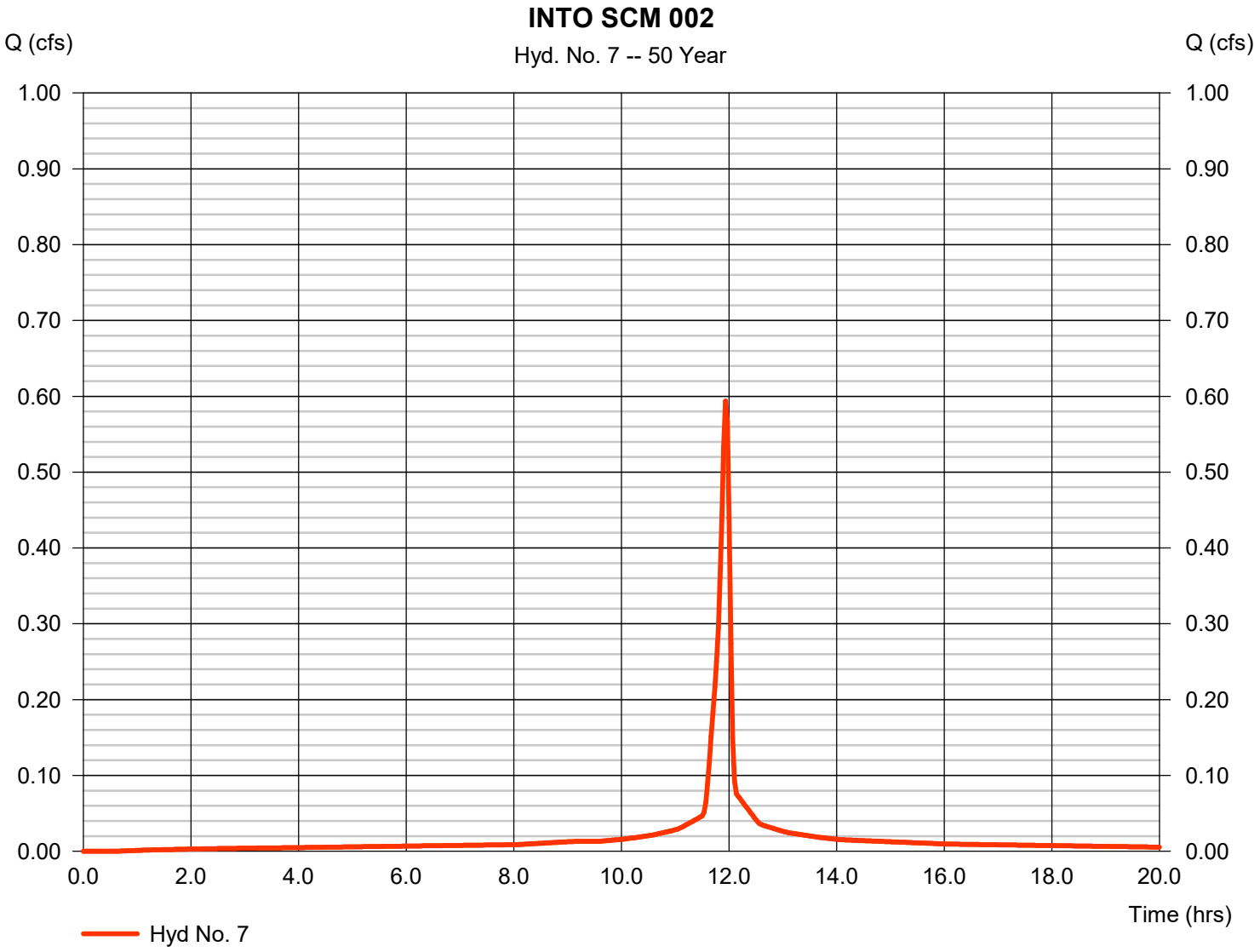
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 7

INTO SCM 002

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.594 cfs
Storm frequency	=	50 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	1,434 cuft
Drainage area	=	0.060 ac	Curve number	=	98*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.26 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.060 x 98)] / 0.060



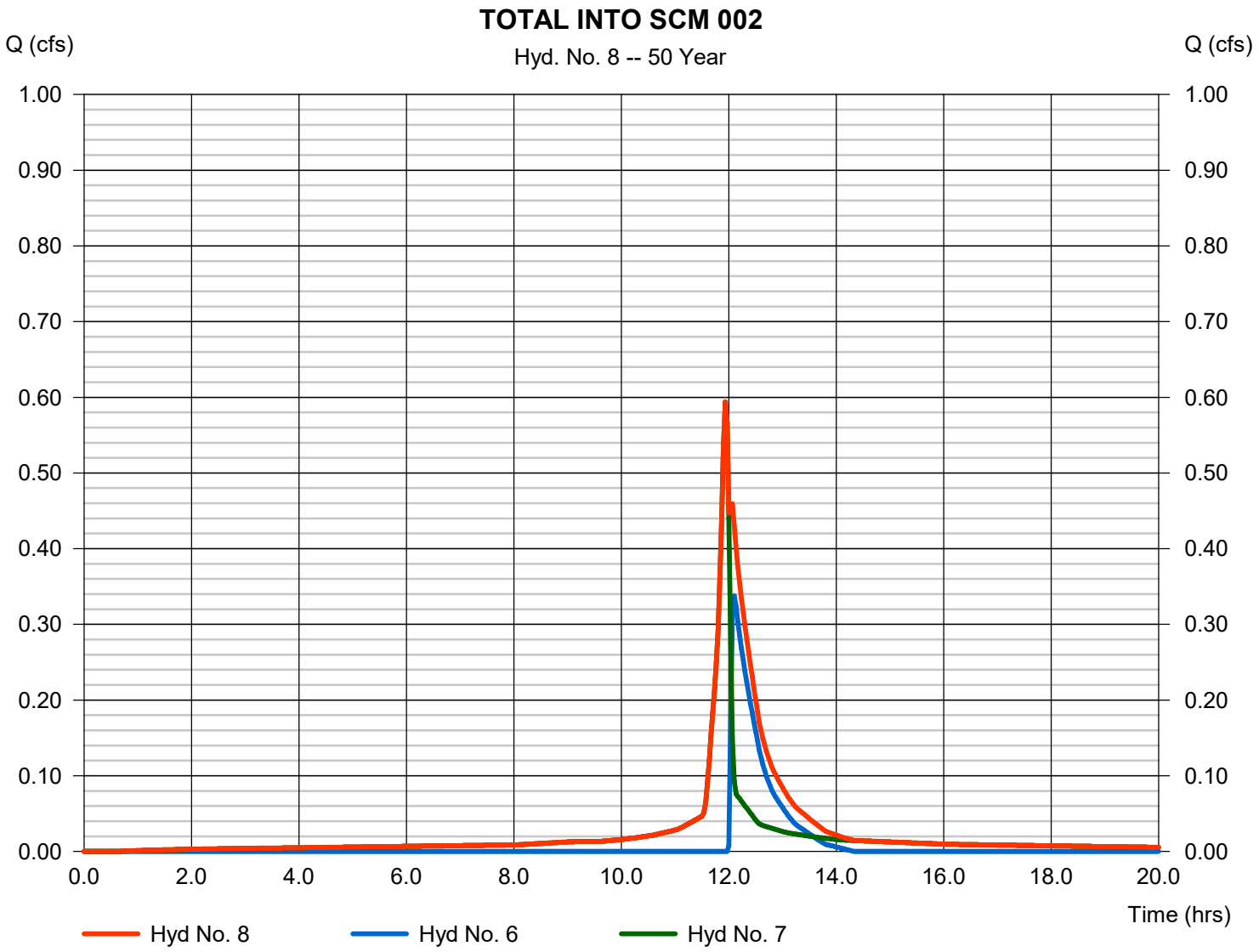
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 8

TOTAL INTO SCM 002

Hydrograph type	= Combine	Peak discharge	= 0.594 cfs
Storm frequency	= 50 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 2,128 cuft
Inflow hyds.	= 6, 7	Contrib. drain. area	= 0.060 ac



Hydrograph Report

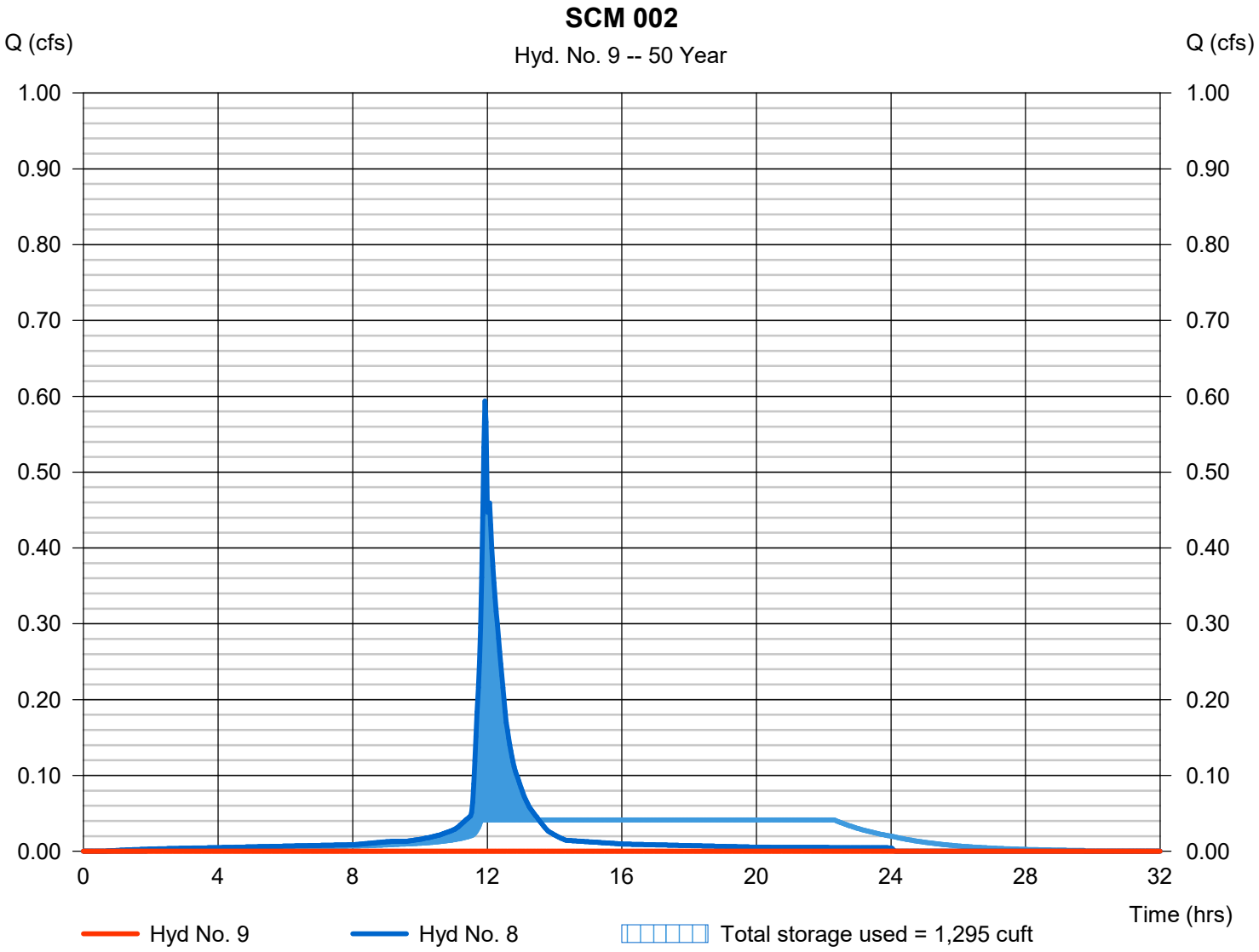
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 9

SCM 002

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 50 yrs	Time to peak	= 11.53 hrs
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 8 - TOTAL INTO SCM 002	Max. Elevation	= 95.78 ft
Reservoir name	= SCM 002	Max. Storage	= 1,295 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Report

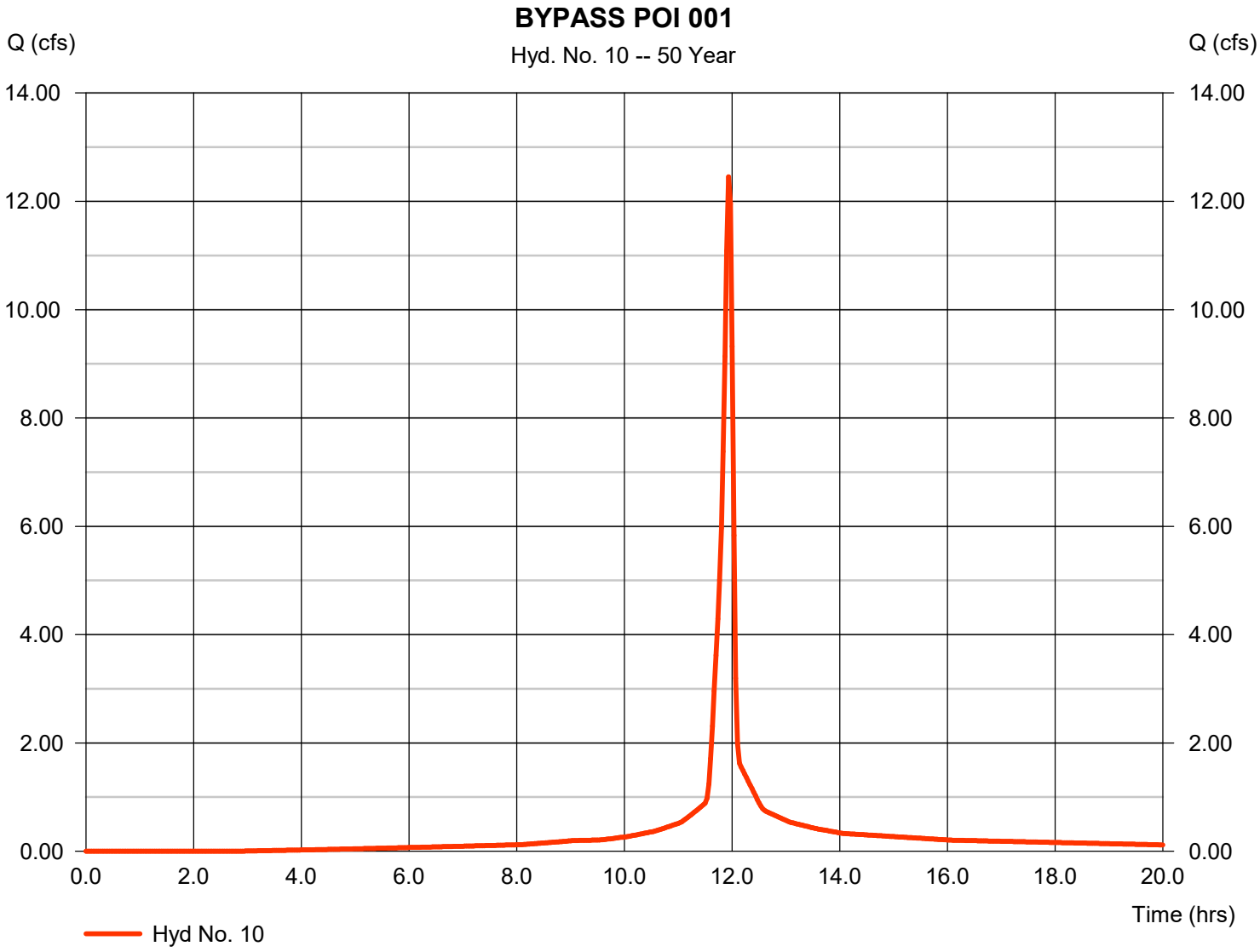
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 10

BYPASS POI 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	12.46 cfs
Storm frequency	=	50 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	27,511 cuft
Drainage area	=	1.330 ac	Curve number	=	90*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.26 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.560 x 80) + (0.770 x 98)] / 1.330



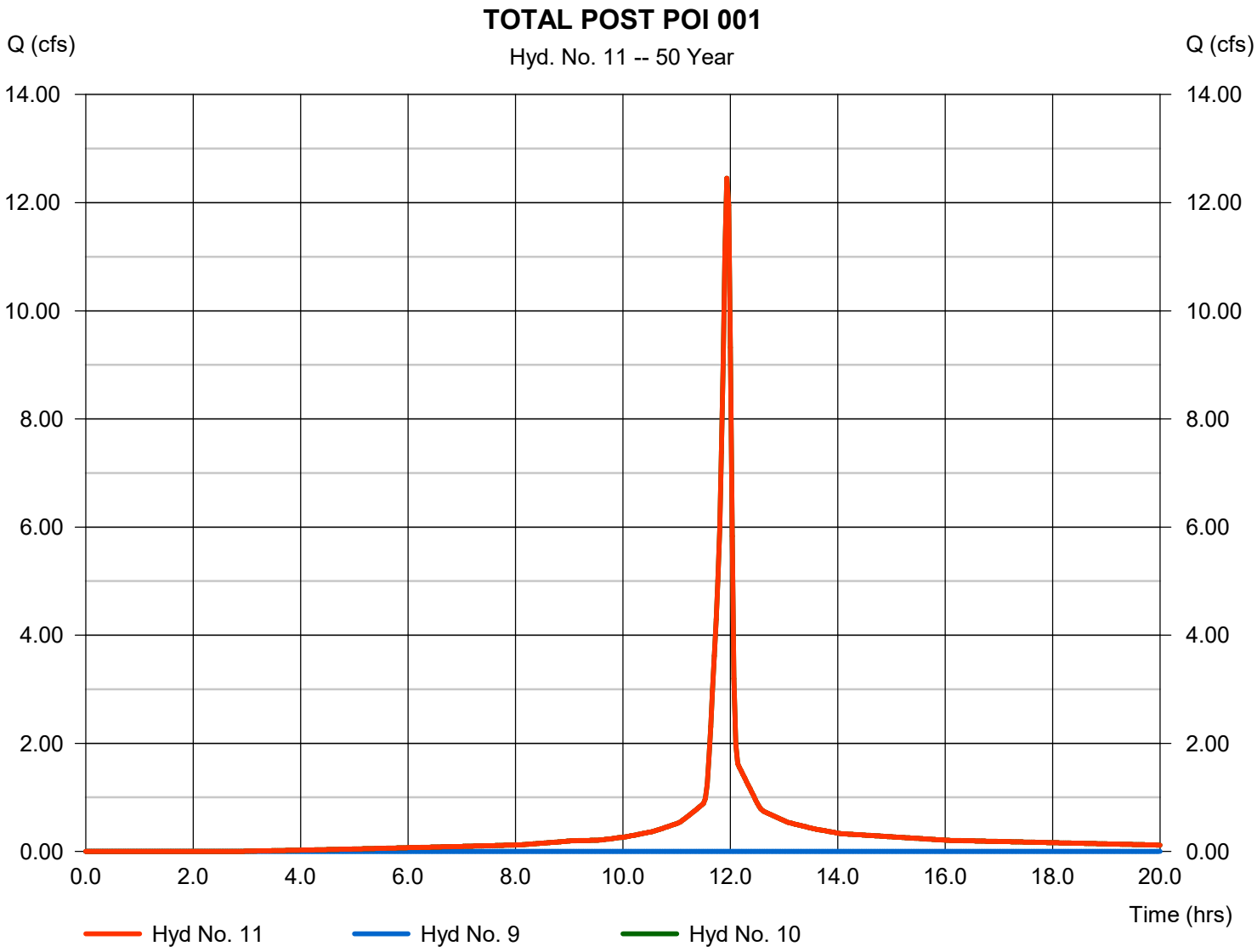
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 11

TOTAL POST POI 001

Hydrograph type	= Combine	Peak discharge	= 12.46 cfs
Storm frequency	= 50 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 27,511 cuft
Inflow hyds.	= 9, 10	Contrib. drain. area	= 1.330 ac



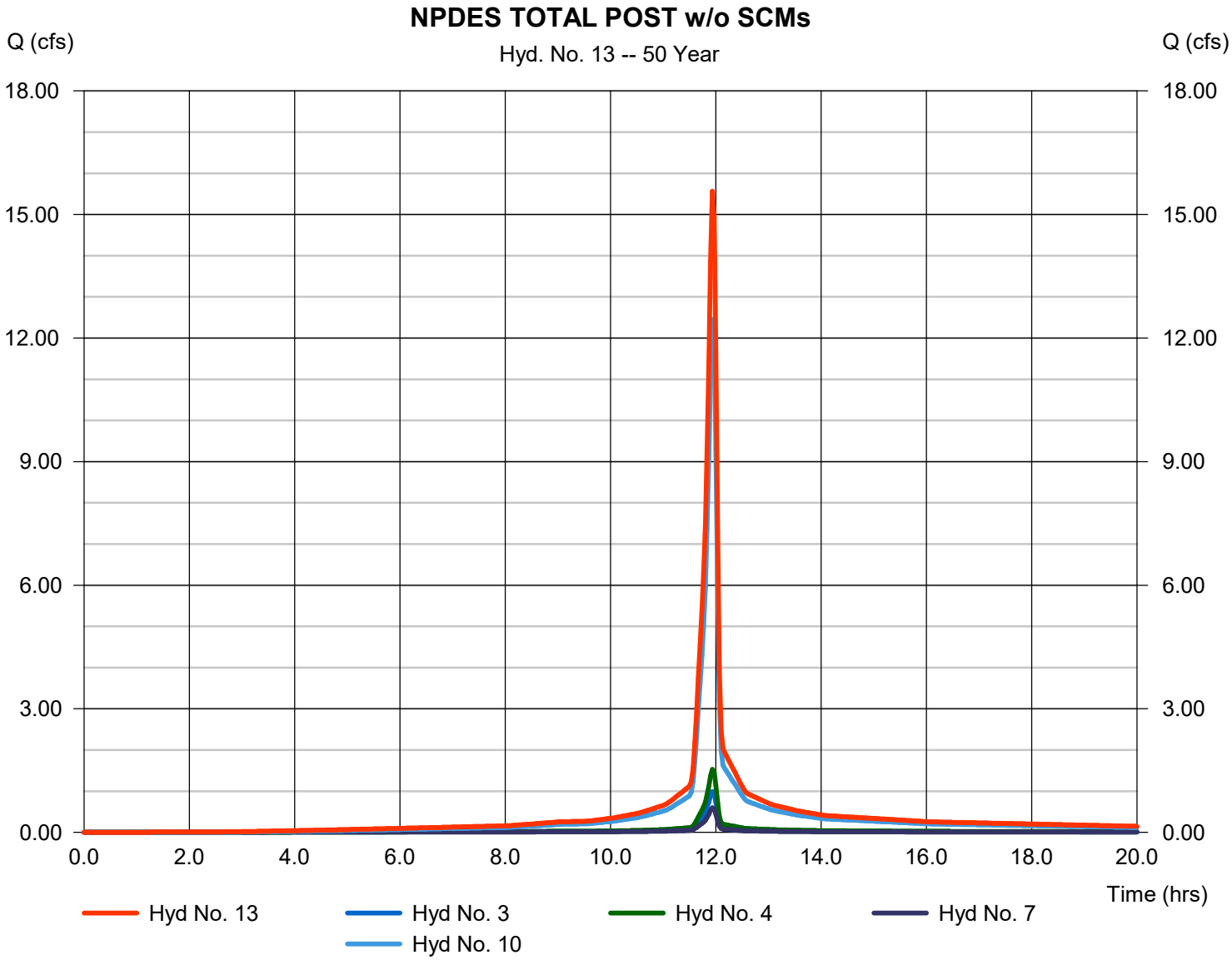
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 13

NPDES TOTAL POST w/o SCMs

Hydrograph type	= Combine	Peak discharge	= 15.57 cfs
Storm frequency	= 50 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 34,770 cuft
Inflow hyds.	= 3, 4, 7, 10	Contrib. drain. area	= 1.650 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	17.40	2	716	38,199	------	------	------	PRE POI 001
3	SCS Runoff	1.124	2	716	2,723	------	------	------	UNDISTURBED INTO SCM 001
4	SCS Runoff	1.747	2	716	3,965	------	------	------	DISTURBED INTO SCM 001
5	Combine	2.871	2	716	6,687	3, 4	------	------	TOTAL INTO SCM 001
6	Reservoir	0.856	2	724	1,243	5	97.89	2,865	SCM 001
7	SCS Runoff	0.674	2	716	1,634	------	------	------	INTO SCM 002
8	Combine	1.139	2	722	2,876	6, 7	------	------	TOTAL INTO SCM 002
9	Reservoir	0.000	2	682	0	8	96.92	1,944	SCM 002
10	SCS Runoff	14.29	2	716	31,873	------	------	------	BYPASS POI 001
11	Combine	14.29	2	716	31,873	9, 10	------	------	TOTAL POST POI 001
13	Combine	17.84	2	716	40,193	3, 4, 7, 10,	------	------	NPDES TOTAL POST w/o SCMs

Hydrograph Report

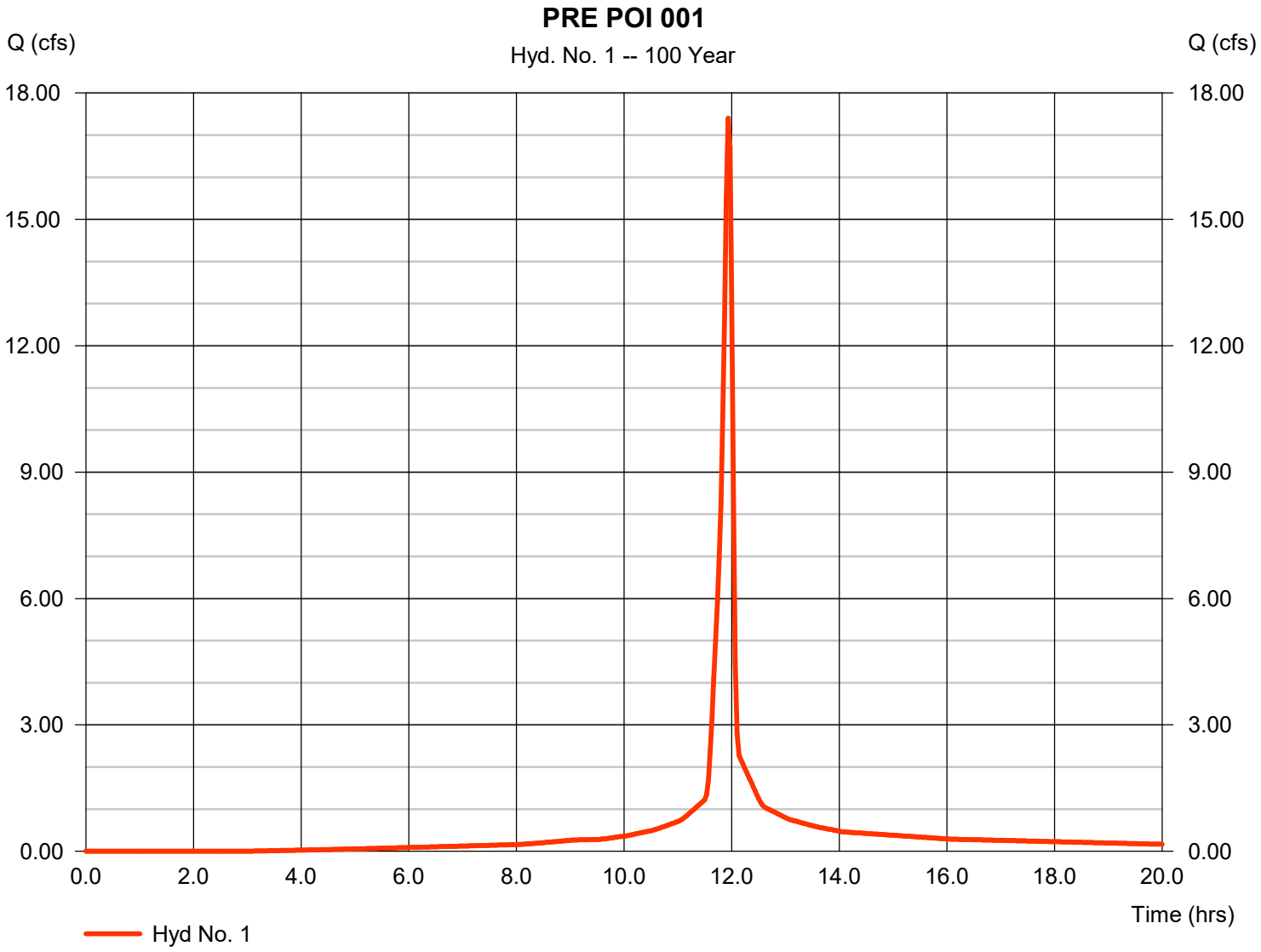
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 1

PRE POI 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	17.40 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	38,199 cuft
Drainage area	=	1.650 ac	Curve number	=	88*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	8.24 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.200 x 77) + (0.740 x 98) + (0.610 x 78) + (0.100 x 98)] / 1.650



Hydrograph Report

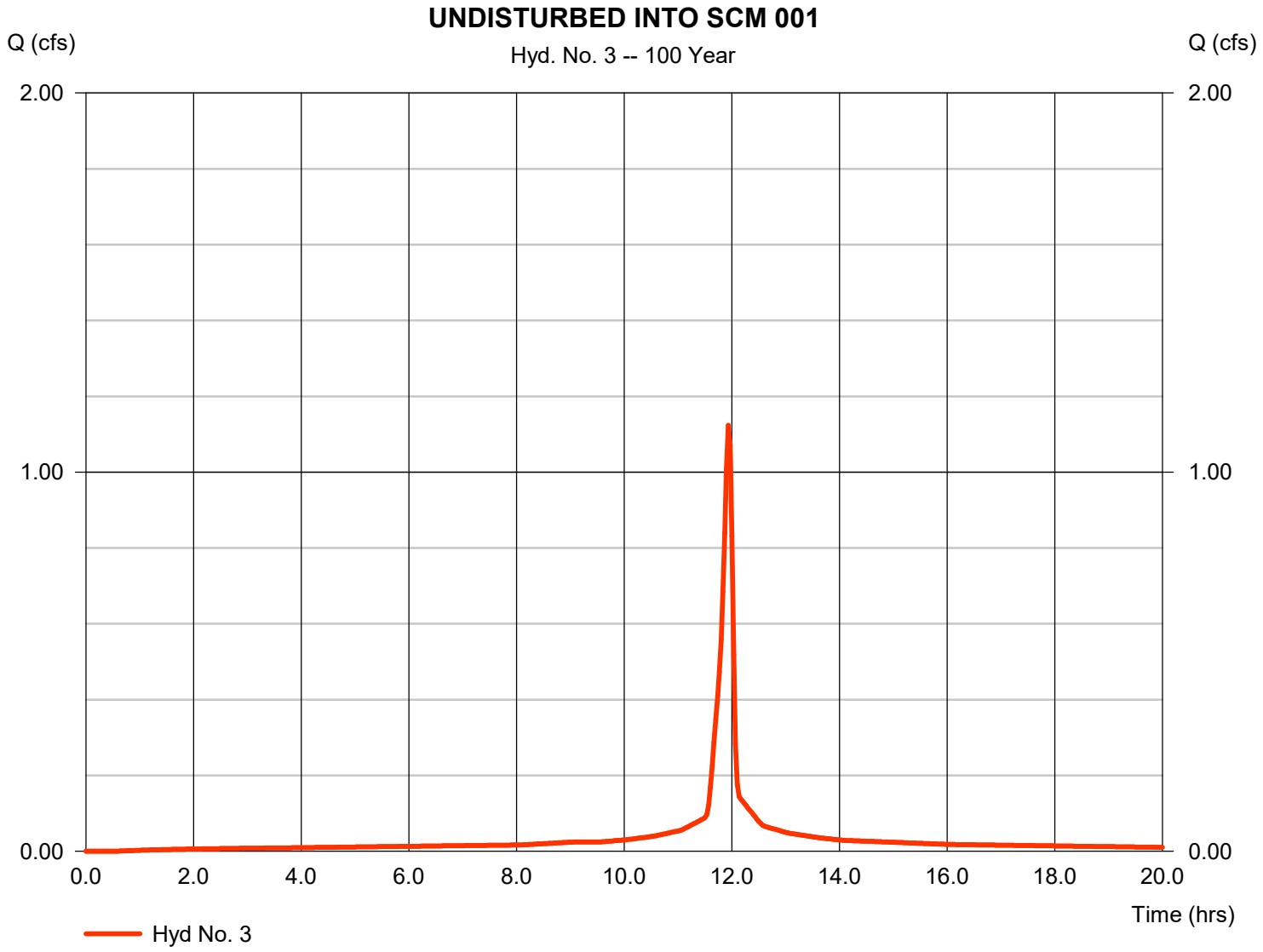
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 3

UNDISTURBED INTO SCM 001

Hydrograph type	= SCS Runoff	Peak discharge	= 1.124 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 2,723 cuft
Drainage area	= 0.100 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 8.24 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = + (0.100 x 98)] / 0.100



Hydrograph Report

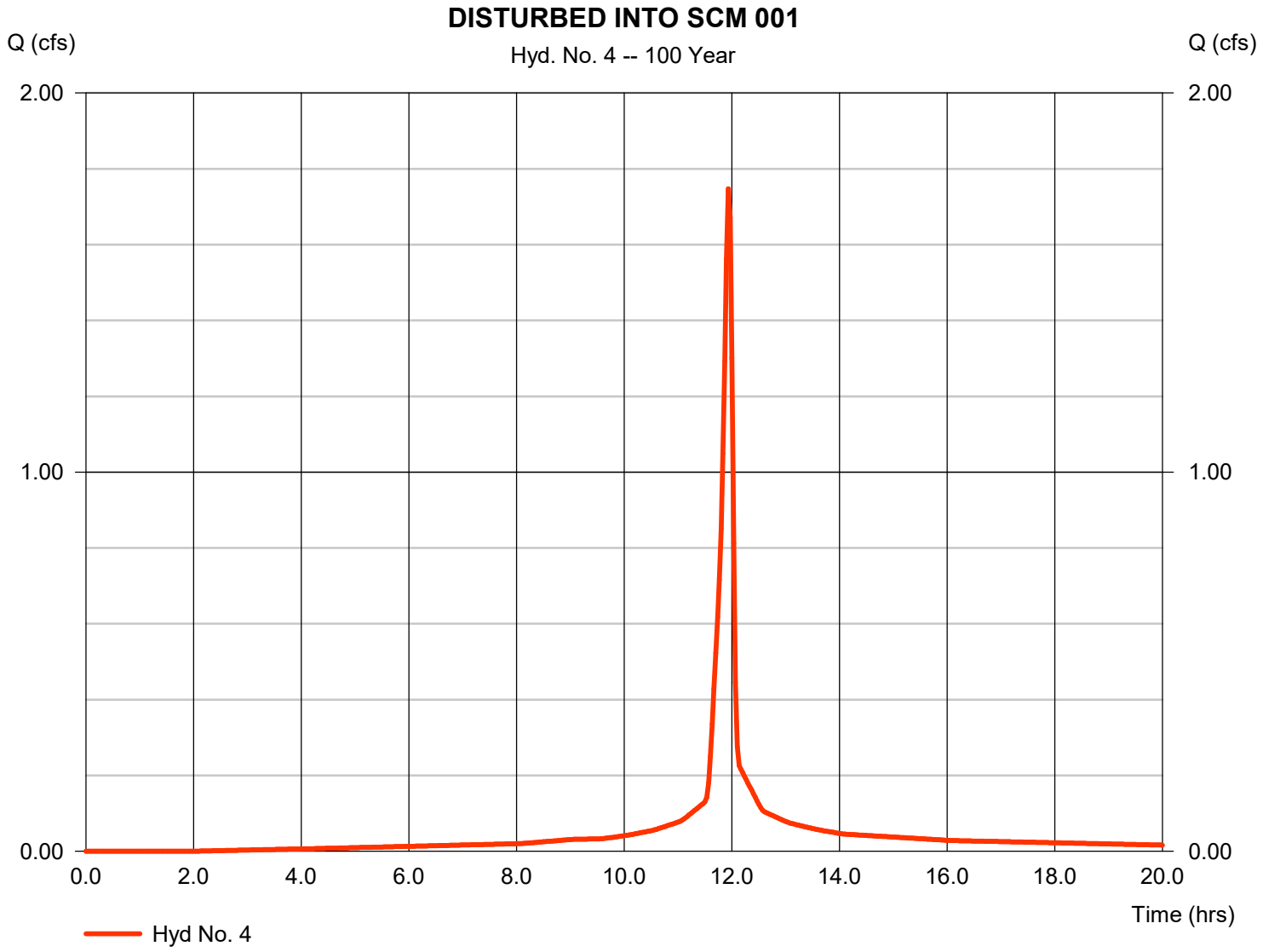
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 4

DISTURBED INTO SCM 001

Hydrograph type	= SCS Runoff	Peak discharge	= 1.747 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 3,965 cuft
Drainage area	= 0.160 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 8.24 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.050 x 80) + (0.110 x 98)] / 0.160



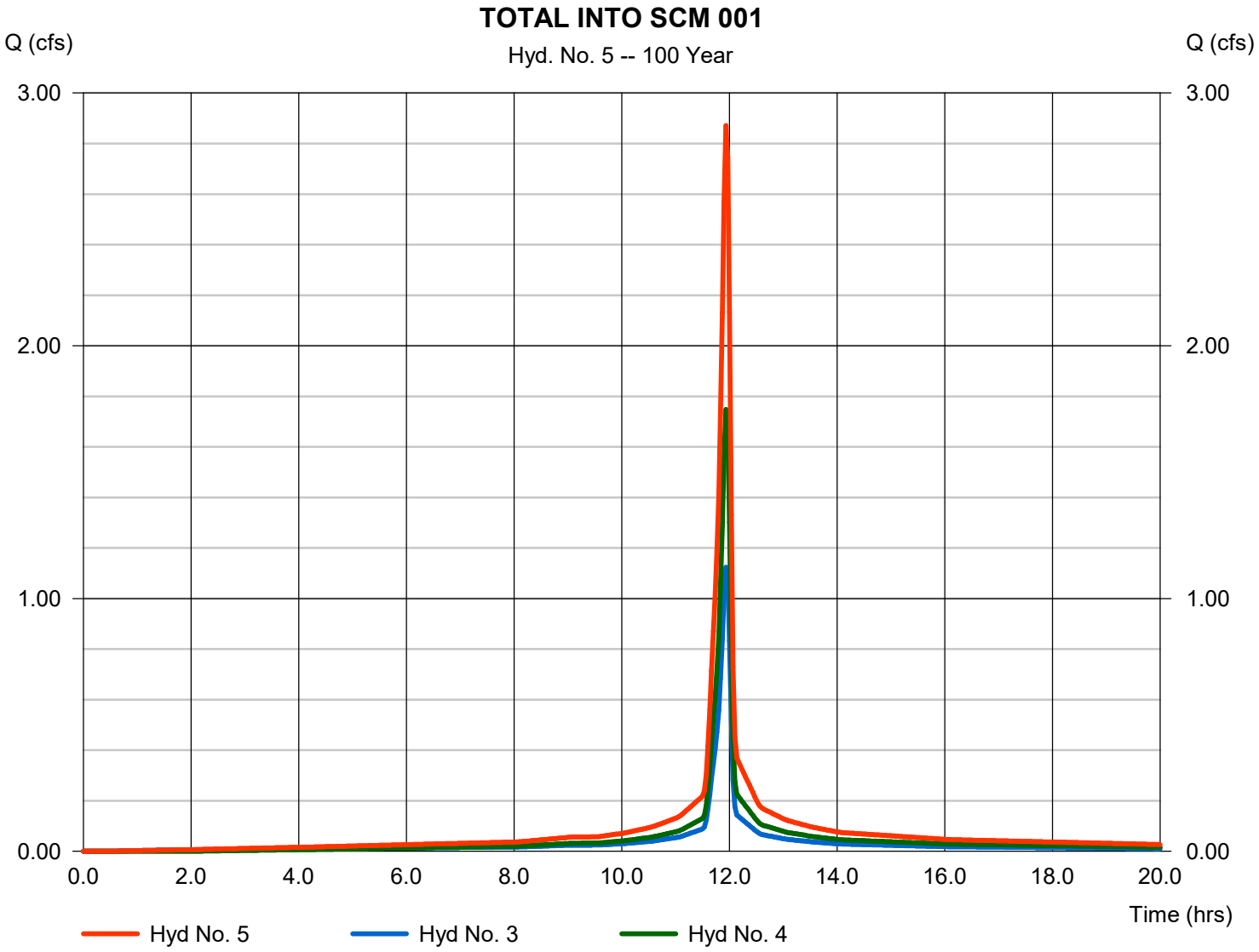
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 5

TOTAL INTO SCM 001

Hydrograph type	= Combine	Peak discharge	= 2.871 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 6,687 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.260 ac



Hydrograph Report

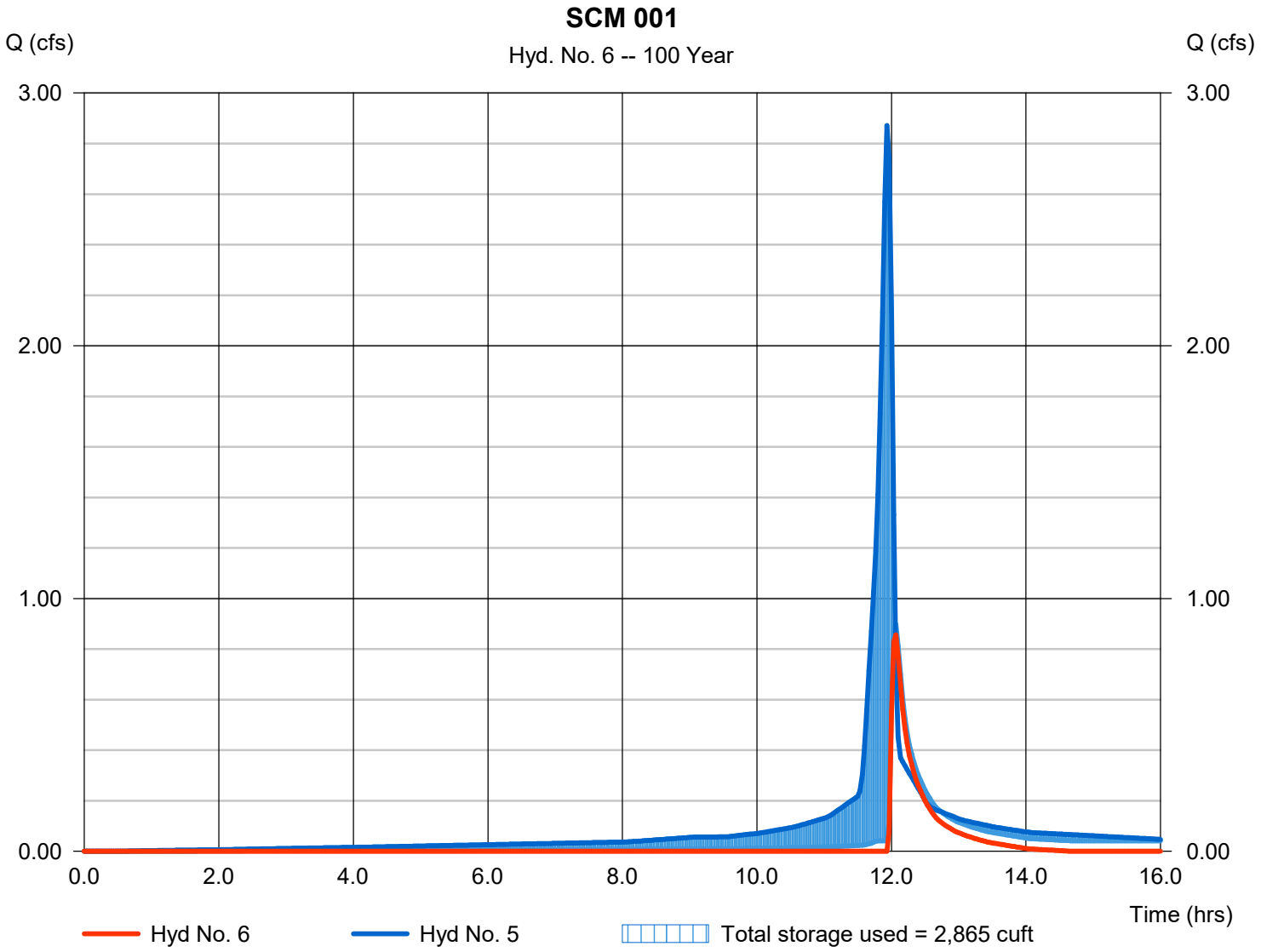
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 6

SCM 001

Hydrograph type	= Reservoir	Peak discharge	= 0.856 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 1,243 cuft
Inflow hyd. No.	= 5 - TOTAL INTO SCM 001	Max. Elevation	= 97.89 ft
Reservoir name	= SCM 001	Max. Storage	= 2,865 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Report

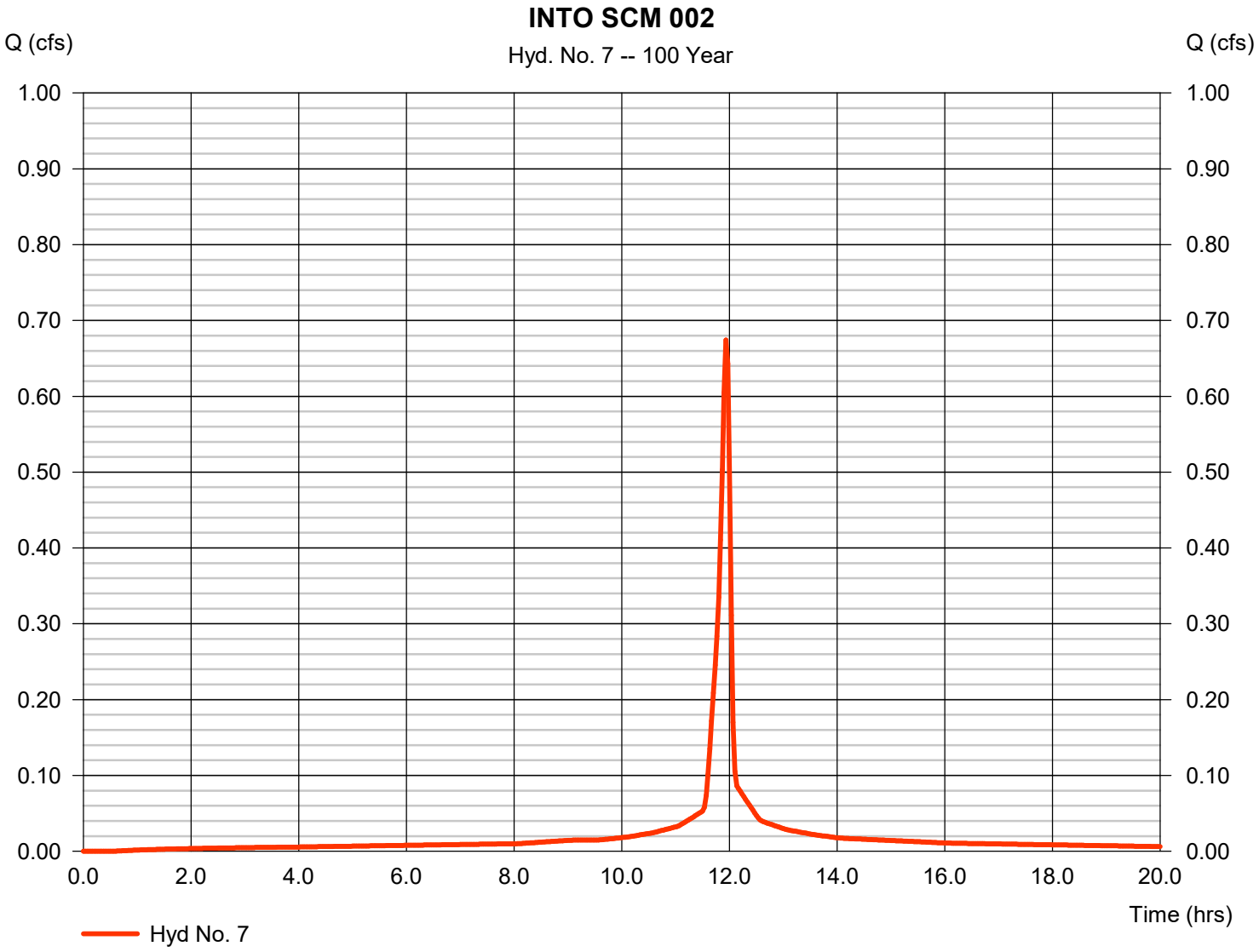
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 7

INTO SCM 002

Hydrograph type	= SCS Runoff	Peak discharge	= 0.674 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,634 cuft
Drainage area	= 0.060 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 8.24 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.060 x 98)] / 0.060



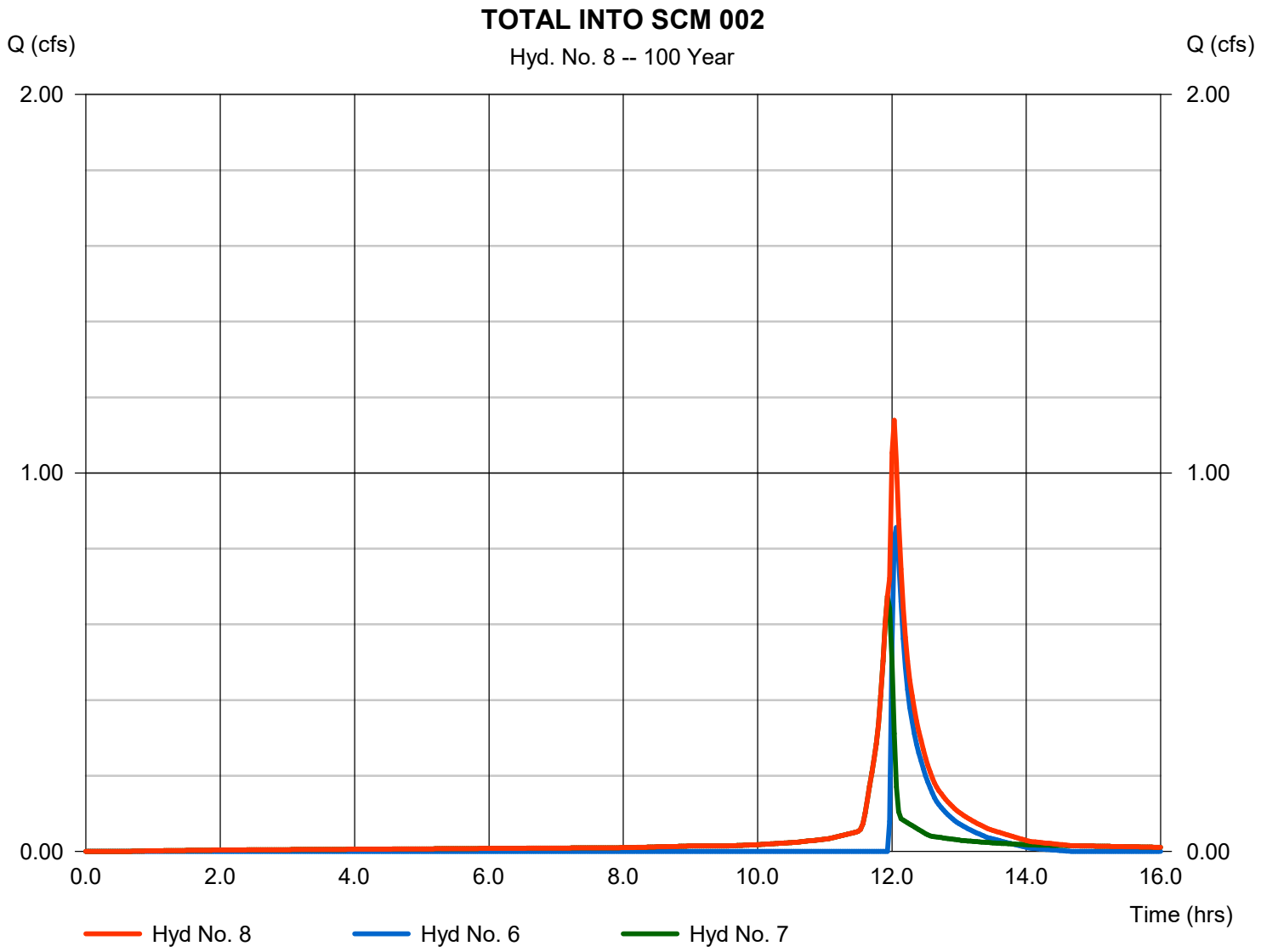
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 8

TOTAL INTO SCM 002

Hydrograph type	= Combine	Peak discharge	= 1.139 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 2,876 cuft
Inflow hyds.	= 6, 7	Contrib. drain. area	= 0.060 ac



Hydrograph Report

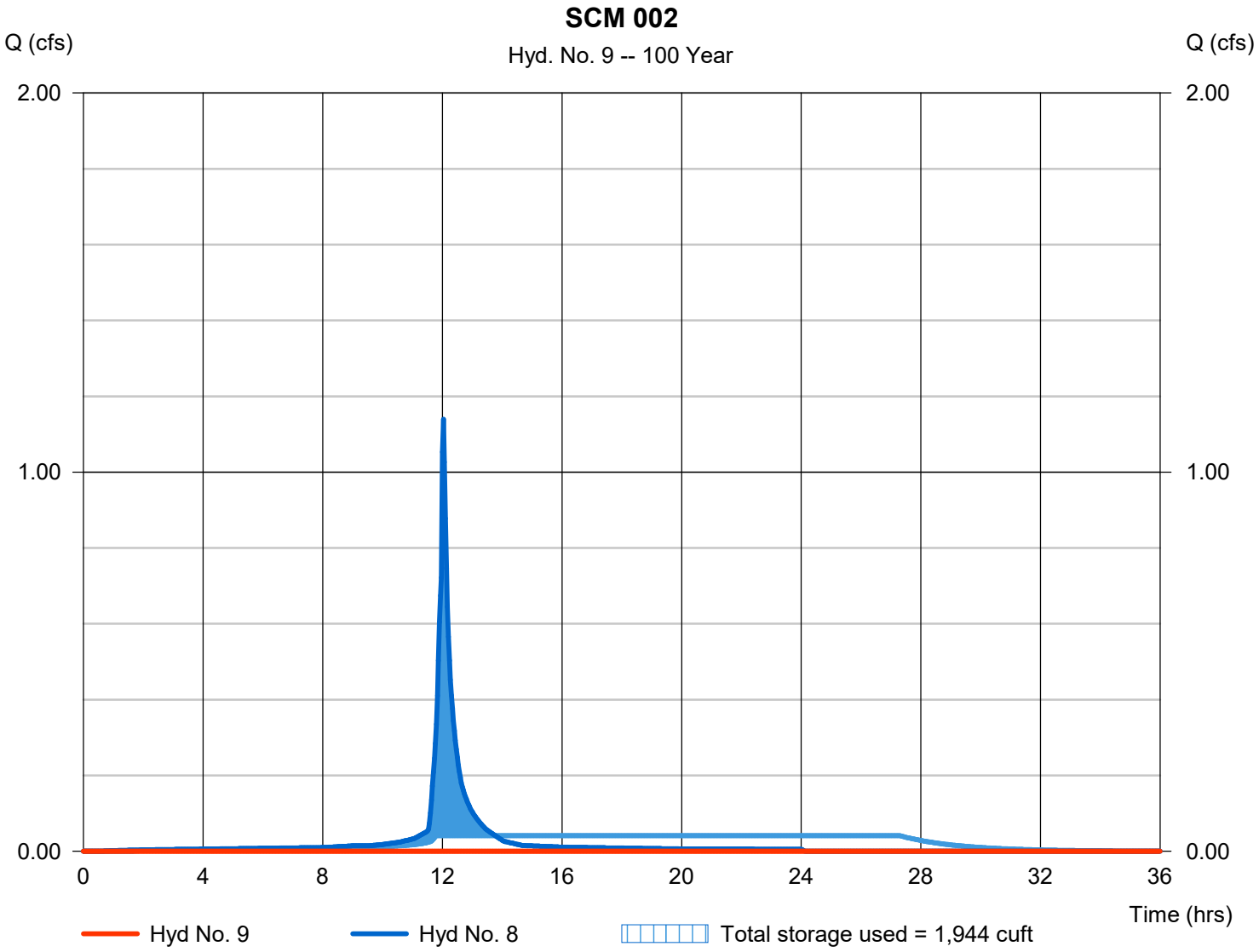
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 9

SCM 002

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.37 hrs
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 8 - TOTAL INTO SCM 002	Max. Elevation	= 96.92 ft
Reservoir name	= SCM 002	Max. Storage	= 1,944 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Report

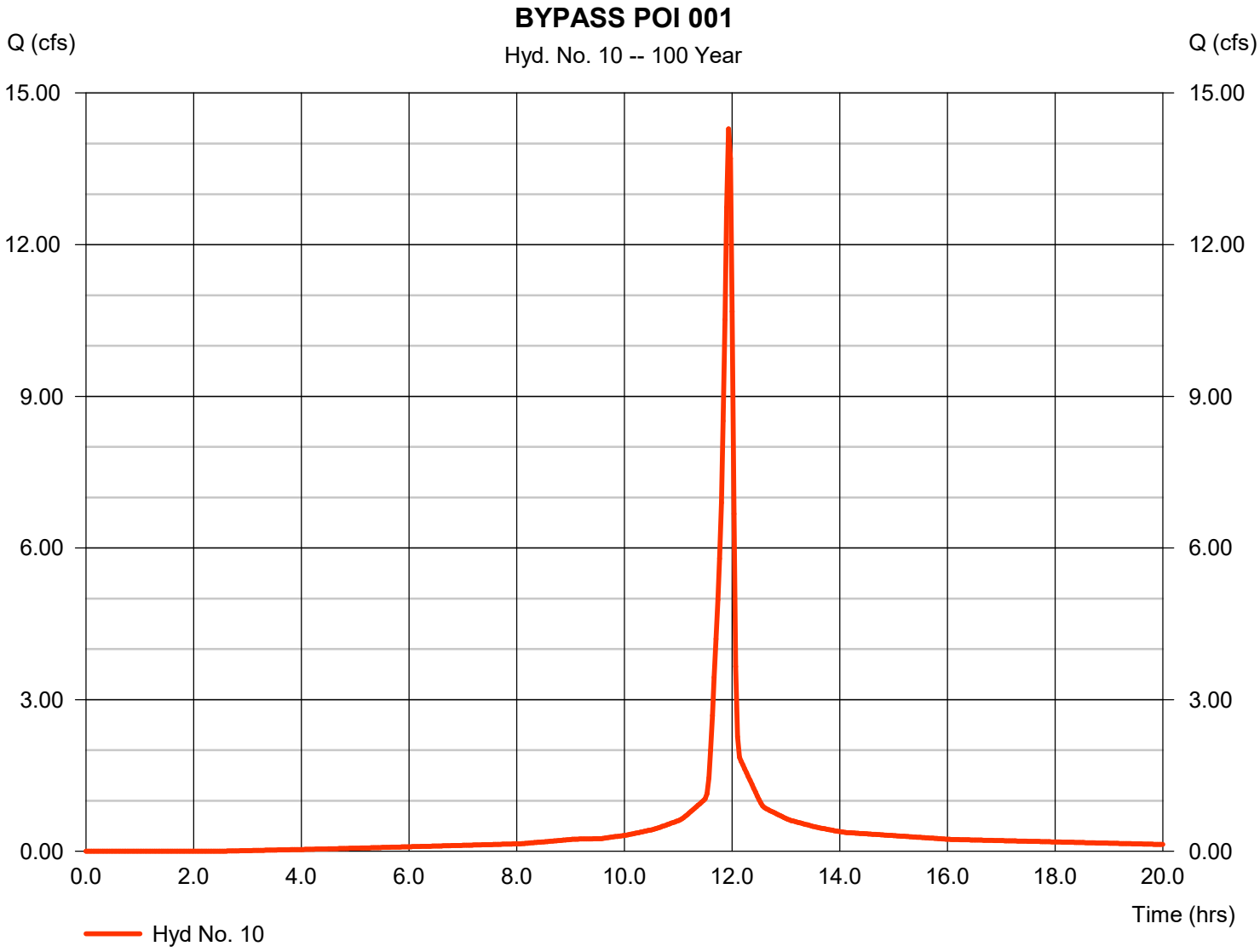
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 10

BYPASS POI 001

Hydrograph type	=	SCS Runoff	Peak discharge	=	14.29 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	31,873 cuft
Drainage area	=	1.330 ac	Curve number	=	90*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	8.24 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.560 x 80) + (0.770 x 98)] / 1.330



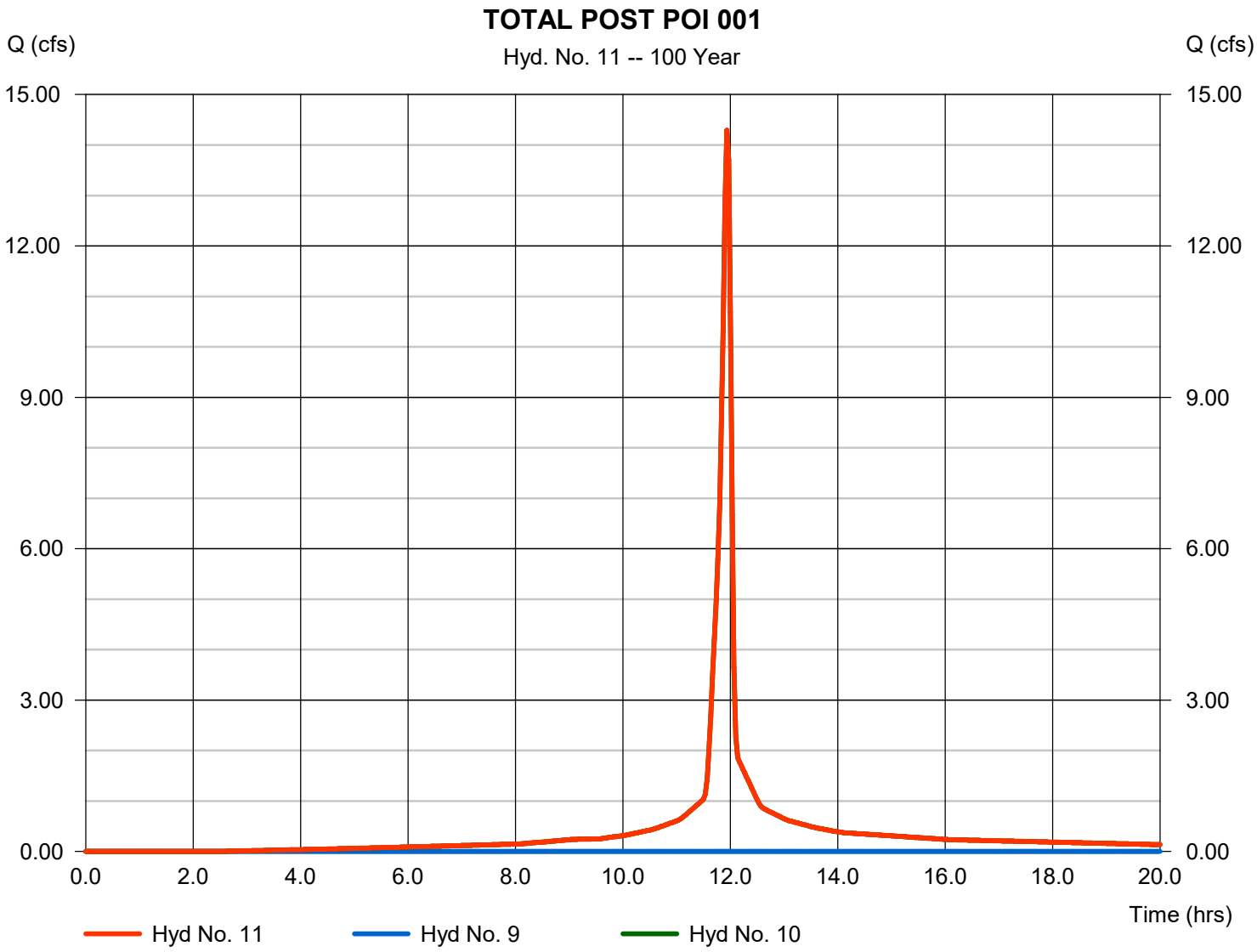
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 11

TOTAL POST POI 001

Hydrograph type	= Combine	Peak discharge	= 14.29 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 31,873 cuft
Inflow hyds.	= 9, 10	Contrib. drain. area	= 1.330 ac



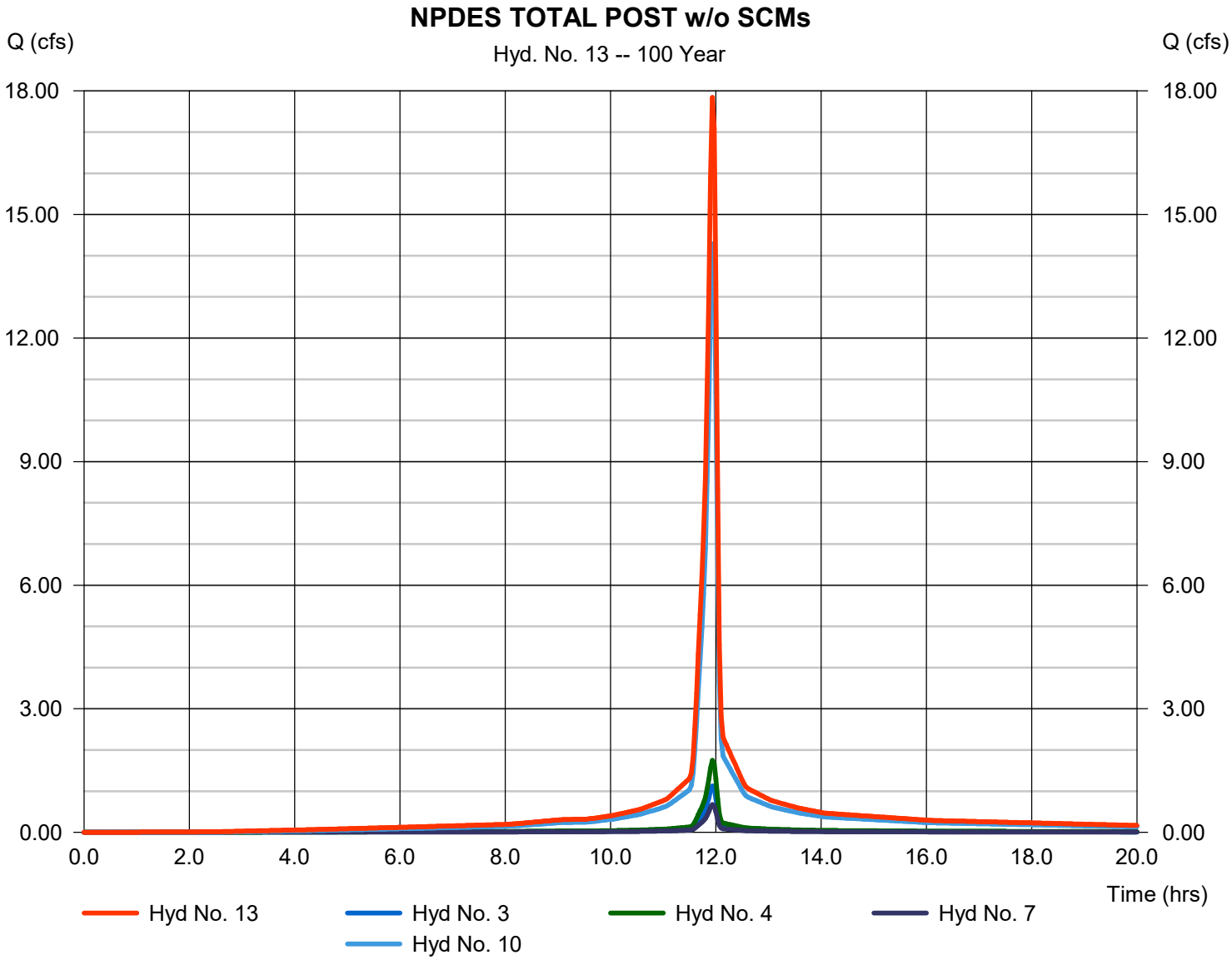
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Wednesday, 05 / 20 / 2026

Hyd. No. 13

NPDES TOTAL POST w/o SCMs

Hydrograph type	= Combine	Peak discharge	= 17.84 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 40,193 cuft
Inflow hyds.	= 3, 4, 7, 10	Contrib. drain. area	= 1.650 ac



APPENDIX D
EROSION POTENTIAL ANALYSIS

No new discharge points are proposed. Site drainage is directed towards two (2) underground infiltration beds that are routed in series and will fully infiltrate all design storms. The remainder of the site will discharge via sheet flow towards the western property line in the same manner as pre-development. Post-construction peak rates are reduced from that in the existing condition where stormwater is leaving the site at POA 001. Volume is being infiltrated in the proposed underground facilities. The discharge leaving the site via sheet flow is over fully stabilized, well-established ground or impervious ground with no signs of erosion.

APPENDIX E
THERMAL IMPACT ANALYSIS

Thermal impact analysis is required due to the percentage of impervious within the bypass area being above 10%.

Proposed Bypass Impervious Area Calculation:

Proposed impervious area within bypass:	0.77 ac.
Total drainage area within bypass:	1.33 ac.
Percentage of impervious area within bypass:	57.9%

Existing Impervious Area Calculation:

Existing impervious area (within LOD):	0.93 ac.
Total existing drainage area (within LOD):	1.55 ac.
Percentage of existing impervious area:	60.0%

Although the proposed impervious area within the bypass for the site exceeds the 10% maximum without needing further thermal impact analysis, the total impervious and percentage of impervious areas are being improved from the pre-development, existing condition.

APPENDIX F
STORM SEWER CALCULATIONS

DRAINAGE AREA STATISTICS **11-May-26**

#6281 - MAPLE STREET PROPERTIES

INLET	AREA (acres)	Impervious C=0.95	Open Space C=0.35	AVG. C*	A x C*	Tc (min)	I-100 in/hr	**Q-100 c.f.s.**
C2	0.26	0.21	0.05	0.83	0.22	5.0	8.11	**1.76**
R2	0.01	0.01	0.00	0.95	0.01	5.0	8.11	**0.08**
R3	0.01	0.01	0.00	0.95	0.01	5.0	8.11	**0.08**
R4	0.01	0.01	0.00	0.95	0.01	5.0	8.11	**0.08**
R5	0.01	0.01	0.00	0.95	0.01	5.0	8.11	**0.08**
R6	0.01	0.01	0.00	0.95	0.01	5.0	8.11	**0.08**
R7	0.01	0.01	0.00	0.95	0.01	5.0	8.11	**0.08**
R8	0.01	0.01	0.00	0.95	0.01	5.0	8.11	**0.08**

PIPE SIZING CALCULATIONS:

ALL PIPES FROM ROOF DRAINS TO BE CONSTRUCTED AT A MINIMUM SLOPE OF 1.0 %.

PIPE CAPACITY (AT MIN. SLOPE):

FOR 4" PIPE:

A=	0.09	SQFT.	Q=	0.26	CFS
R=	0.09				

FOR 6" PIPE:

A=	0.20	SQFT.	Q=	0.75	CFS
R=	0.13				

FOR 12" PIPE:

A=	0.79	SQFT.	Q=	4.66	CFS
R=	0.25				

FOR 15" PIPE:

A=	1.23	SQFT.	Q=	8.39	CFS
R=	0.31				

DRAINAGE CALCULATIONS FOR 100-YEAR DESIGN STORM:

C2	Q_{100}=	1.76	CFS	USE 15" PIPE

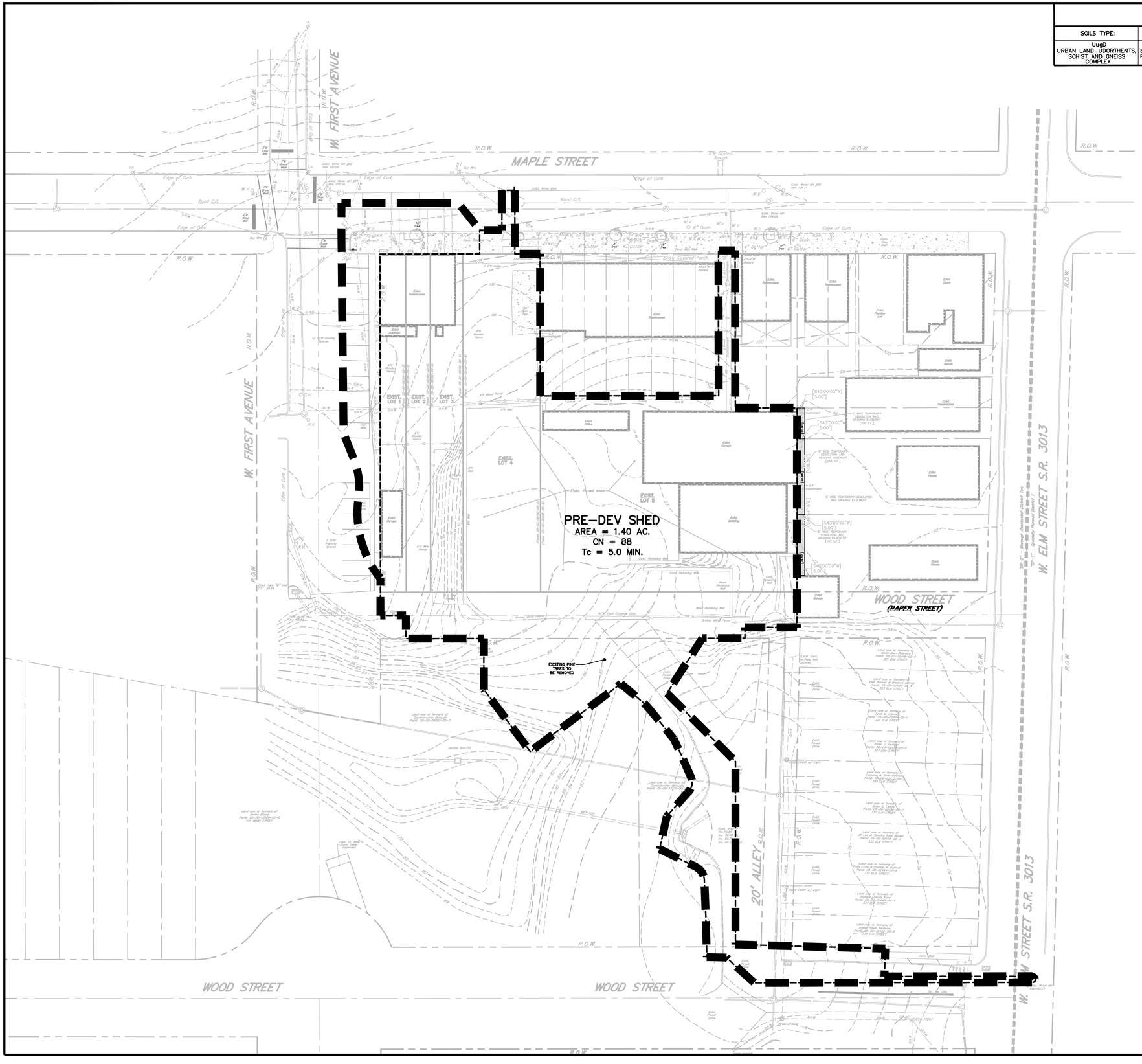
R8 to R7	Q_{100}=	0.08	CFS	USE 4" PIPE
R7 to R6	Q_{100}=	0.16	CFS	USE 4" PIPE
R6 to R5	Q_{100}=	0.24	CFS	USE 4" PIPE
R5 to R2	Q_{100}=	0.32	CFS	USE 6" PIPE

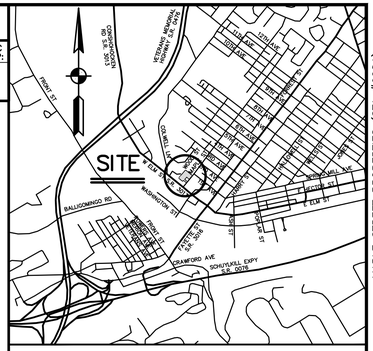
R4 to R3	Q_{100}=	0.08	CFS	USE 4" PIPE
R3 to R2	Q_{100}=	0.16	CFS	USE 4" PIPE
R2 to R1	Q_{100}=	0.56	CFS	USE 6" PIPE

APPENDIX G
DRAINAGE MAPS
(INCLUDED IN BACK POCKET)

SOILS DATA

SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:
UugD URBAN LAND–UDORTHENTS, SCHIST AND GNEISS COMPLEX	8 TO 25 PERCENT	10–99" TO LITHIC BEDROCK	20" TO 70"	D





SITE LOCATION MAP 1"=2000'

MAPLE STREET PROPERTIES (STA #6281)

LEGEND

- PRE–DEVELOPMENT WATERSHED BOUNDARY
- X ANALYSIS POINT

GRAPHIC SCALE
30 0 15 30 60 90

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

PRE–DEVELOPMENT DRAINAGE SHED PLAN

AS PART OF

MAPLE STREET PROPERTIES

PREPARED FOR

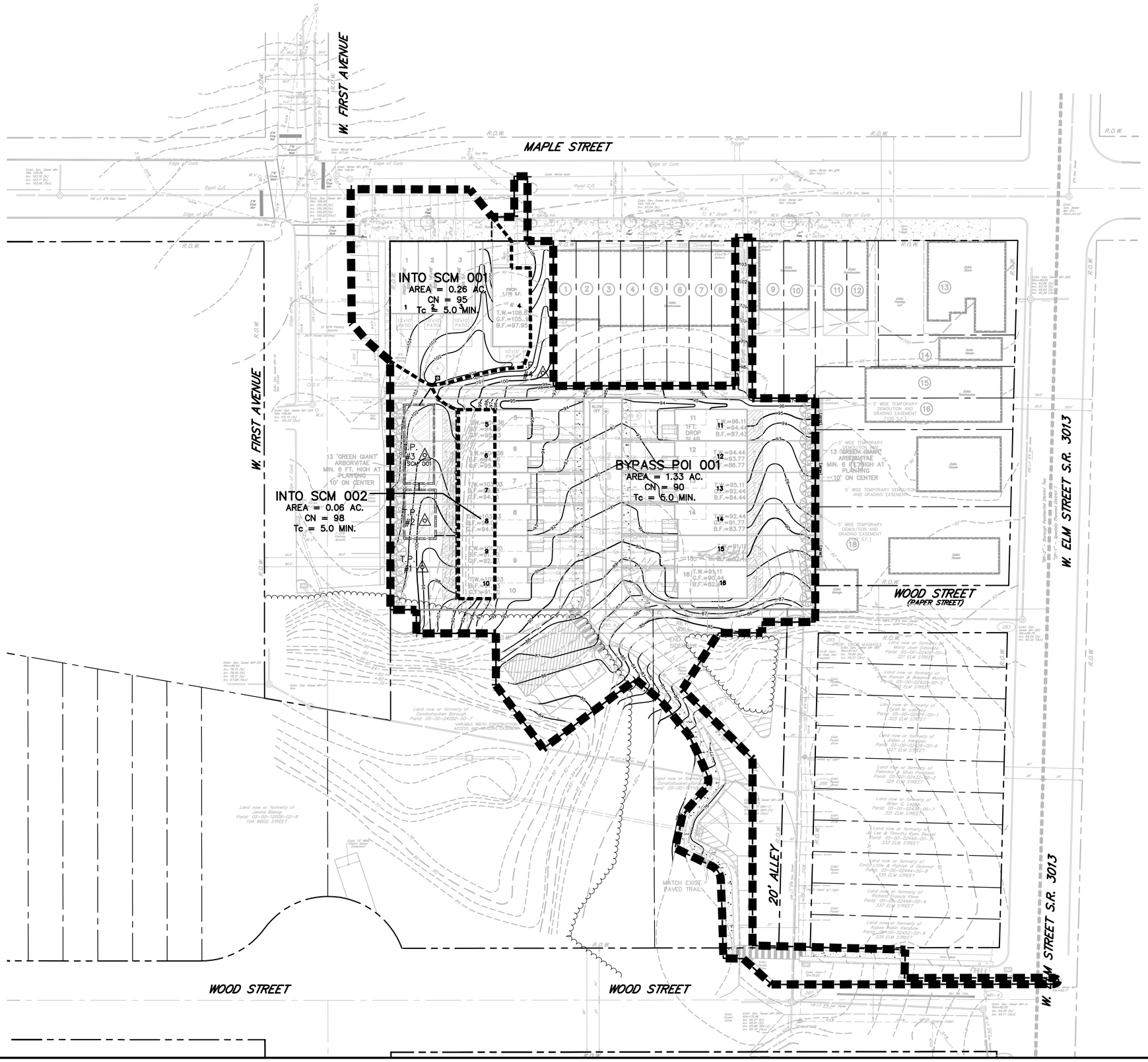
MECKA PROPERTIES LLC

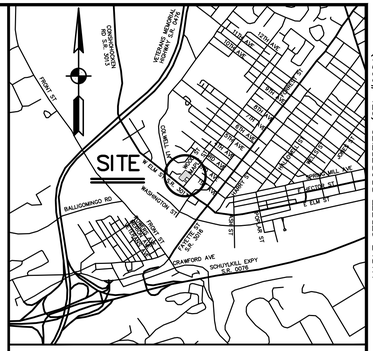
SITE SITUATE IN

CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

S T A Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679–0200; www.stotac.com

PLAN SCALE HORIZONTAL:	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=30'	M.J.P.	S.A.R.	23 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281SHED–PRE	




SITE
MAPLE ST
ELM ST
WASHINGTON ST
BALLIGOMINGO RD
COLWELL LN
CRAWFORD AVE
FORT PKWY
VETERANS MEMORIAL SQUARE
LOCUST ST
LOCUST ST
FORT PKWY
FORT PKWY
FORT PKWY

Maple Street, Conshohocken

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.

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

Date: 1/29/2026

Municipality: Conshohocken Borough

Proposal Name: Maple Street Properties

Applicant Name: MECKA Properties, LLC

Address: 3117 Hayes Road

City/State/Zip: East Norriton, PA 19403

Phone: 610-828-1880

Email: rcmorello@aol.com

Applicant's Representative: S.T.A. Engineering, Inc.

Address: 2499 Knight Road

City/State/Zip: Pennsburg, PA 18073

Business Phone (required): 215-679-0200

Business Email (required): srice@stotac.com

Type of Review Requested:

(Check All Appropriate Boxes)

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

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

Type of Plan:

- Tentative (Sketch)
- x Preliminary / Final

Type of Submission:

- [X] New Proposal
- [ ] Resubmission*

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

Zoning:

Existing District: BR-2

Special Exception Granted Yes No

Variance Granted x Yes No For

Plan Information:

Tax Parcel Number(s)
05-00-06184-00-3
05-00-06188-00-8
05-00-06192-00-4
05-00-06196-00-9
05-00-06232-00-9

Location 18, 38, 42, 44, 46 Maple Street

Nearest Cross Street W. Elm Street (SR 3031)

Total Tract Area 1.02 ac.

Total Tract Area Impacted By Development 1.02 ac.

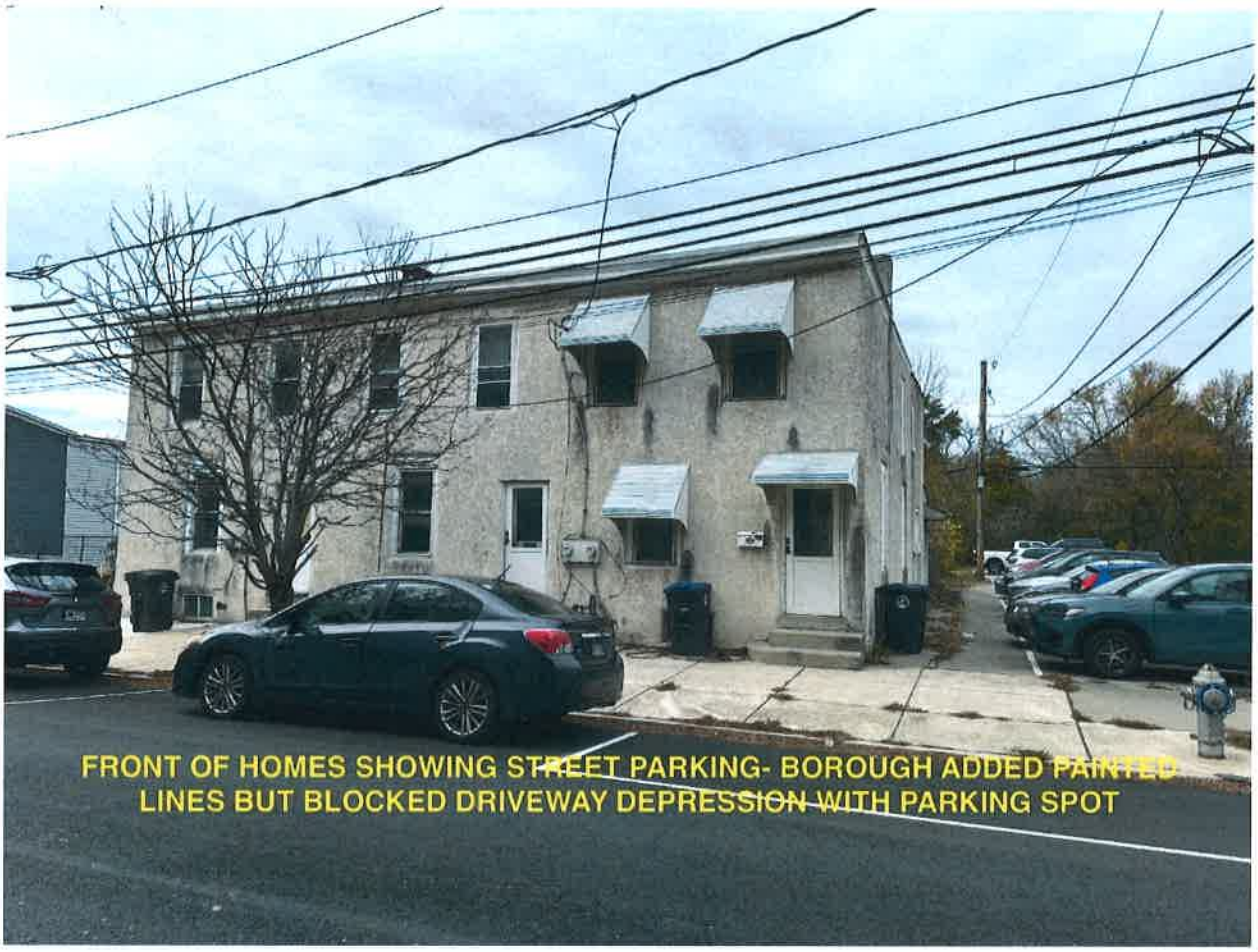
(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New Lots	Number of New Units	Senior Housing Yes	Senior Housing No	Open Space Acres*	Nonresidential New Square Feet
Single-Family	0	1				
Townhouses/Twins	12	12				
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

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

Additional Information:
Existing 5 lots - 3 towns, 1 vacant, and 1 recycling business
Proposed - 1 single family detached and 15* single-family attached
*3 existing to be rebuilt and 12 new

RESET



FRONT OF HOMES SHOWING STREET PARKING- BOROUGH ADDED PAINTED LINES BUT BLOCKED DRIVEWAY DEPRESSION WITH PARKING SPOT

EXHIBIT

A

EXHIBIT

B

EXHIBIT

C

EXHIBIT

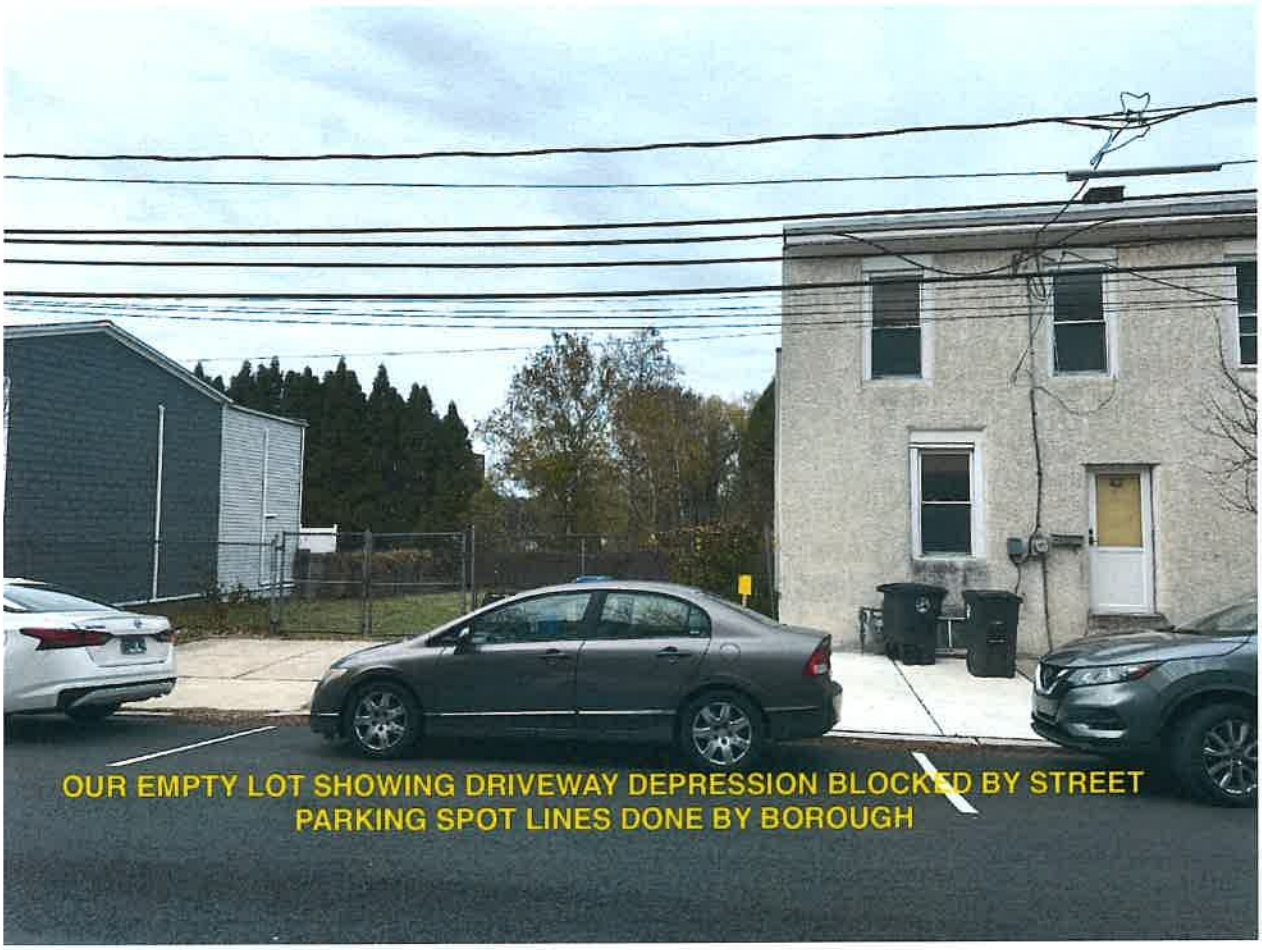
tabbies

D

FIRST AVENUE PUBLIC PARKING SHOWING VEHICLES BLOCKING OUR EXISTING DRIVEWAY AND GARAGE AREA

EXHIBIT
tabbies
E

EXHIBIT
F



OUR EMPTY LOT SHOWING DRIVEWAY DEPRESSION BLOCKED BY STREET PARKING SPOT LINES DONE BY BOROUGH

EXHIBIT

tabbies

G

EXHIBIT
tabbies
H

EXHIBIT

tabbies

I

EXISTING BUSINESS LOT SHOWING HOMES ON MAPLE STREET AND EMPTY LOT (SHOWN ON TOP RIGHT)

EXHIBIT

J

EXHIBIT
tabbies
K

EXHIBIT

L

EXHIBIT

tabbies

M

EXHIBIT
tabbies
IV

EXHIBIT

tabbies

6

PRELIMINARY/FINAL PLANS

FOR THE

MAPLE STREET PROPERTIES

SITE SITUATE IN CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY, PA

MAPLE STREET PROPERTIES (STA #6281)

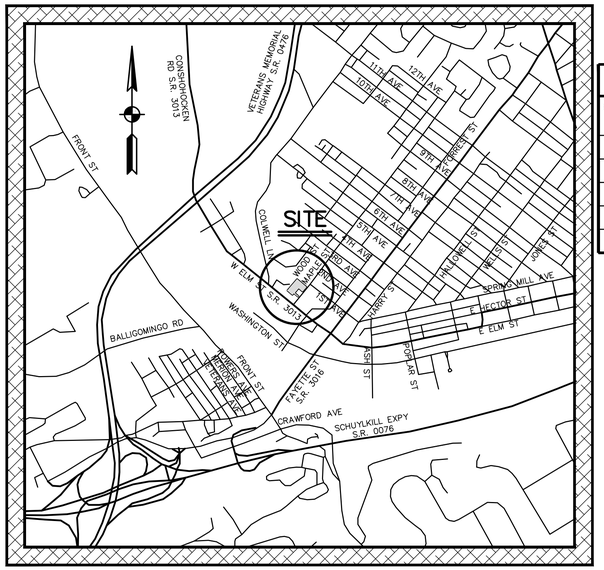
PLAN SHEET INDEX

SHEET NO.	PLAN TITLE	DATE	LAST REVISED
1 OF 24	COVER SHEET	JAN. 5, 2026	MAY 11, 2026
2 OF 24	*PARCEL CONSOLIDATION PLAN – RECORD SHEET 1 OF 7	JAN. 5, 2026	MAY 11, 2026
3 OF 24	*RECORD SUBDIVISION PLAN – RECORD SHEET 2 OF 7	JAN. 5, 2026	MAY 11, 2026
4 OF 24	*RECORD LAND DEVELOPMENT PLAN – RECORD SHEET 3 OF 7	MAY 11, 2026	–
5 OF 24	*RECORD PLAN NOTES – RECORD SHEET 4 OF 7	JAN. 5, 2026	MAY 11, 2026
6 OF 24	EXISTING FEATURES PLAN	JAN. 5, 2026	MAY 11, 2026
7 OF 24	EXISTING FEATURES PLAN	JAN. 5, 2026	MAY 11, 2026
8 OF 24	AERIAL PLAN	JAN. 5, 2026	MAY 11, 2026
9 OF 24	CONSTRUCTION IMPROVEMENT PLAN	JAN. 5, 2026	MAY 11, 2026
10 OF 24	CONSTRUCTION IMPROVEMENT PLAN	JAN. 5, 2026	MAY 11, 2026
11 OF 24	UTILITY PLAN	JAN. 5, 2026	MAY 11, 2026
12 OF 24	E&S DEMOLITION PLAN	JAN. 5, 2026	MAY 11, 2026
13 OF 24	E&S PLAN	JAN. 5, 2026	MAY 11, 2026
14 OF 24	E&S DETAIL SHEET	JAN. 5, 2026	MAY 11, 2026
15 OF 24	*PCSM PLAN – RECORD SHEET 5 OF 7	JAN. 5, 2026	MAY 11, 2026
16 OF 24	*PCSM DETAIL SHEET – RECORD SHEET 6 OF 7	JAN. 5, 2026	MAY 11, 2026
17 OF 24	*PCSM DETAIL SHEET – RECORD SHEET 7 OF 7	JAN. 5, 2026	MAY 11, 2026
18 OF 24	PLAN AND PROFILE OF ROAD A	JAN. 5, 2026	MAY 11, 2026
19 OF 24	CONSTRUCTION DETAIL SHEET	JAN. 5, 2026	MAY 11, 2026
20 OF 24	CONSTRUCTION DETAIL SHEET – SANITARY SEWER FACILITIES	JAN. 5, 2026	MAY 11, 2026
21 OF 24	VEHICLE TURNPATH PLAN	JAN. 5, 2026	MAY 11, 2026
22 OF 24	PEDESTRIAN LIGHTING PLAN	MAY 11, 2026	–
23 OF 24	PRE-DEVELOPMENT DRAINAGE SHED PLAN	JAN. 5, 2026	MAY 11, 2026
24 OF 24	POST-DEVELOPMENT DRAINAGE SHED PLAN	JAN. 5, 2026	MAY 11, 2026

*DENOTES PLAN TO BE RECORDED

ADDITIONAL SUPPORTING DOCUMENTS

1	EROSION & SEDIMENT CONTROL AND POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN REPORT	JAN. 5, 2026	MAY 11, 2026
2	STORMWATER INFILTRATION TEST REPORT PREPARED BY VW CONSULTANTS	MAY. 4, 2026	–



SITE LOCATION MAP 1" = 800'

SITE STATISTICS

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA.

EXIST. LOT NO.	MUNICIPALITY	TAX MAP ID	PARID	DEED BOOK, PAGE	SITE ADDRESS	OWNER	EXISTING LOT AREA TO TITLE LINE	EXISTING USES
1	CONSHOHOCKEN BOROUGH	05007 033	05-00-06184-00-3	DEED BOOK 6385, PAGE 1042	46 MAPLE STREET CONSHOHOCKEN, PA 19428	MECKA PROPERTIES LLC 3117 HAYES ROAD EAST NORRITON, PA 19403	3,661 S.F.	SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLING
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4	CONSHOHOCKEN BOROUGH	05007 031	05-00-06196-00-9	DEED BOOK 6385, PAGE 1027	36 MAPLE STREET CONSHOHOCKEN, PA 19428		10,949 S.F.	PARTIALLY VACANT/ PARTIALLY RECYCLING BUSINESS
5	CONSHOHOCKEN BOROUGH	05007 022	05-00-06232-00-9	DEED BOOK 6385, PAGE 1022	18 MAPLE STREET CONSHOHOCKEN, PA 19428		21,775 S.F.	RECYCLING BUSINESS

ACT 50 UTILITY NOTE

811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER-GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20243061229.

CROWN CASTLE
1500 CORPORATE DR
CANONSBURG, PA. 15317
FIBER DIG TEAM PERSONNEL
fiber.dig@crowncastle.com

AT&T
1100 3RD AVE
ALTOONA, PA. 16602
PAT SUTTON
ps4364@att.com

COMCAST
1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ. 08034
WYATT PARRISH
WYATT_PARRISH@CABLE.COMCAST.COM

CONSHOHOCKEN BOROUGH OF
400 FAYETTE ST
SUITE 200
CONSHOHOCKEN, PA. 19428
RAY SOKOLOWSKI
rsokolowski@consohohockenpa.gov

CONSHOHOCKEN BOROUGH AUTHORITY
601 E ELM ST
CONSHOHOCKEN, PA. 19428
VINNY COLON
vcolon@consohohockensa.com

AQUA PENNSYLVANIA
762 LANCASTER AVE
BRYN MAWR, PA. 19010
THOMAS WADDY
tbwaddy@aquaamerica.com

PECO AN EXELON COMPANY C/O USIC
450 S HENDERSON ROAD
SUITE B
KING OF PRUSSIA, PA. 19406
NIKKIA SIMPKINS
nikkiasimpkins@uslicllc.com

LUMEN FORMERLY LEVEL 3
1025 ELDORADO BLVD
BROOMFIELD, CO. 80021
LUMEN OPERATOR PERSONNEL
RELOCATIONS@LUMEN.COM

VERIZON BUISNESS FORMERLY MCI
400 INTERNATIONAL PKWY
RICHARDSON, TX. 75081
DEAN BOYERS
investigations@verizon.com

VERIZON BUISNESS FORMERLY MCI
7000 WESTON PKWY
CARY, NC. 27513
VICTOR WOOD
victor.s.wood@verizon.com

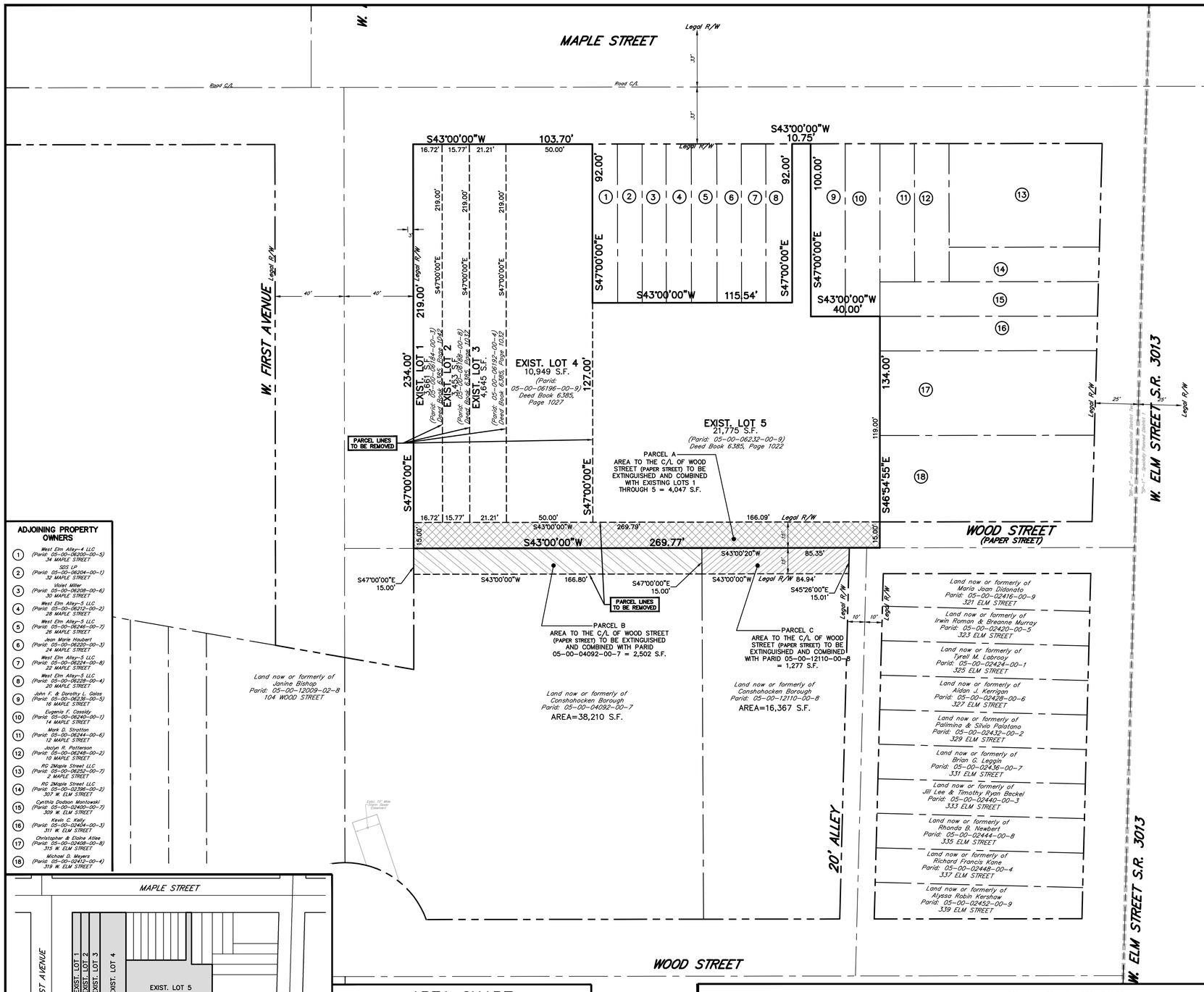
PREPARED FOR

MECKA PROPERTIES LLC

3117 HAYES ROAD
EAST NORRISTON, PA 19403

STA Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
M.J.P.	S.A.R.	01 OF 24
PROJECT NUMBER	DRAWING FILE NUMBER	
6281	6281CS	



ADJOINING PROPERTY OWNERS

1. West Elm Alley-4 LLC (Parid: 05-00-06200-00-5) 34 MAPLE STREET
2. SDS LP (Parid: 05-00-06204-00-1) 32 MAPLE STREET
3. Violet Miller (Parid: 05-00-06208-00-6) 30 MAPLE STREET
4. West Elm Alley-5 LLC (Parid: 05-00-06212-00-2) 28 MAPLE STREET
5. West Elm Alley-5 LLC (Parid: 05-00-06246-00-7) 26 MAPLE STREET
6. Jean Marie Haubert (Parid: 05-00-06220-00-3) 24 MAPLE STREET
7. West Elm Alley-5 LLC (Parid: 05-00-06224-00-8) 22 MAPLE STREET
8. West Elm Alley-5 LLC (Parid: 05-00-06228-00-4) 20 MAPLE STREET
9. John F. & Dorothy L. Galas (Parid: 05-00-06236-00-5) 16 MAPLE STREET
10. Eugenia F. Cassidy (Parid: 05-00-06240-00-1) 14 MAPLE STREET
11. Mark D. Strotton (Parid: 05-00-06244-00-6) 12 MAPLE STREET
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15. Cynthia Dodson Montowski (Parid: 05-00-02400-00-7) 309 W. ELM STREET
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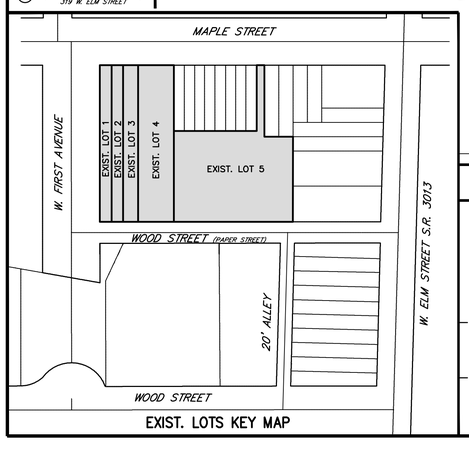
17. Christopher & Elaine Attee (Parid: 05-00-02408-00-8) 315 W. ELM STREET
18. Michael D. Meyers (Parid: 05-00-02412-00-4) 319 W. ELM STREET



EXIST. LOTS KEY MAP

AREA CHART

PARCELS TO BE CONSOLIDATED:

LOT #	AREA
EXIST. LOT 1	3,661 S.F.
EXIST. LOT 2	3,453 S.F.
EXIST. LOT 3	4,645 S.F.
EXIST. LOT 4	10,949 S.F.
EXIST. LOT 5	21,775 S.F.
WOOD STREET	4,047 S.F.
TOTAL =	48,530 S.F.
PARCEL B	2,502 S.F.
PARID 05-00-04092-00-7	38,210 S.F.
TOTAL =	40,712 S.F.
PARCEL C	1,277 S.F.
PARID 05-00-12110-00-8	16,367 S.F.
TOTAL =	17,644 S.F.

THE PURPOSE OF THIS PLAN IS TO DEPICT THE INDIVIDUAL PARCELS WHICH HAVE BEEN CONSOLIDATED TO CREATE THE OVERALL TRACT AS SHOWN ON THE SUBDIVISION PLAN (SHEET 3 OF 24)

SITE STATISTICS

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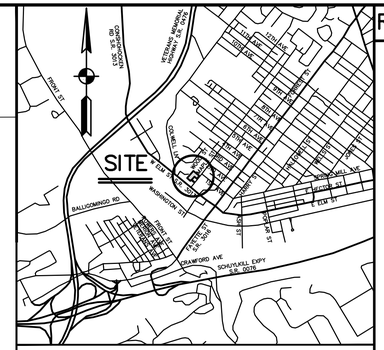

SITE LOCATION MAP 1"=2000'

RECORDING ACKNOWLEDGEMENTS

OWNER STATEMENT OF INTENT

I RUSSELL MORELLO, MANAGING MEMBER OF MECKA PROPERTIES LLC HEREBY STATE AND REPRESENT THAT MECKA PROPERTIES LLC IS THE RECORD OWNER OF THE PROPERTY DEPICTED HEREON

_____
RUSSELL MORELLO, MANAGING MEMBER

ACKNOWLEDGMENT OF OWNERS STATEMENT OF INTENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY SS

ON THIS __ DAY OF _____ 20__, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RUSSELL MORELLO WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE AS THE MANAGING MEMBER OF MECKA PROPERTIES LLC AND IS THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, DESIRE THE SAME TO BE RECORDED AS SUCH ACCREDITING TO TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFOREDEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE UNLESS OTHERWISE NOTED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PENNSYLVANIA, AT DAY OF _____ BY RESOLUTION NO.__ OF 20__.

_____
PRESIDENT

_____
SECRETARY

REVIEWED BY THE CONSHOHOCKEN BOROUGH ENGINEER ON THIS __ DAY OF _____ 20__.

_____
BOROUGH ENGINEER

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20__.

MCPC No. 26-0021-001

PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERITFIED ON THIS DATE _____

_____
MONTGOMERY COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATION

I, CLIFFORD T. STOUT, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY STA ENGINEERING, INC. THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

_____
CLIFFORD T. STOUT, P.L.S.
REGISTRATION NO. 282-A

30 0 15 30 60 90
GRAPHIC SCALE

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

PARCEL CONSOLIDATION PLAN - RECORD SHEET 1 OF 7

AS PART OF

MAPLE STREET PROPERTIES

PREPARED FOR

MECKA PROPERTIES LLC

SITE SITUATE IN

CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1" = 30'	M.J.P.	S.A.R.	02 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281PCP	

MAPLE STREET PROPERTIES (STA #6281)

MAPLE STREET PROPERTIES (STA #6281)

MAPLE STREET

Legal R/W

Road C/L

Legal R/W

W. FIRST AVENUE

Legal R/W

W. ELM STREET S.R. 3013

Legal R/W

WOOD STREET
(PAPER STREET)

SPIKE TO BE SET (TYP.)

PROP. IRON PIN (TYP.)

PROP. CONC. MON. (TYP.)

SPIKE TO BE SET (TYP.)

S43°00'00"W 103.70'

S43°00'00"W 10.75'

S43°00'00"W 115.54'

S43°00'00"W 82.98'

S43°00'00"W 40.00'

S43°00'00"W 123.01'

S47°00'00"E 234.00'

S47°00'00"E 92.00'

S47°00'00"E 100.00'

S47°00'00"E 116.49'

S46°55'48"E (146.27')

S35°20'16"W 269.77'

N46°54'16"W 134.00'

S43°04'20"W 122.98'

S43°04'20"W 122.95'

S43°04'20"W 122.93'

S43°04'20"W 122.90'

S43°04'20"W 122.88'

S43°05'43"W 122.97'

S43°05'43"W 122.96'

S43°05'43"W 122.95'

S43°05'43"W 122.94'

S43°05'43"W 122.94'

S64°04'50"W [28.72']

S60°18'40"W [74.59']

S60°17'47"W [60.72']

S47°00'00"E [46.00']

S47°00'00"E [23.44']

S47°00'00"E [15.00']

S47°00'00"E [17.40']

S47°00'00"E [15.01']

S47°00'00"E [27.60']

S47°00'00"E [2.74']

S47°00'00"E [27.60']

N47°00'00"W [15.00']

N47°00'00"W [8.00']

N47°00'00"W [15.00']

N47°00'00"W [50.48']

N47°00'00"W [60.72']

S42°53'38"W (20.00')

S43°00'00"W [126.29']

S43°00'00"W (17.40')

S43°00'00"W [15.01']

S43°00'00"W [27.60']

S43°00'00"W [15.00']

S43°00'00"W [50.48']

S43°00'00"W (122.93')

S43°00'00"W (122.96')

S43°00'00"W (124.91')

1 1,656 S.F.

2 1,656 S.F.

3 2,116 S.F.

4 4,112 S.F.

5 3,320 S.F.

6 2,459 S.F.

7 2,459 S.F.

8 2,458 S.F.

9 2,458 S.F.

10 3,316 S.F.

11 3,317 S.F.

12 2,459 S.F.

13 2,459 S.F.

14 2,459 S.F.

15 2,459 S.F.

16 3,208 S.F.

17 AREA IN R.O.W. = 6,162 S.F.

18

SCM 001

SCM 002

VARIABLE WIDTH EASEMENT FOR REAR YARD ACCESS TO 20, 22, 24, 26, 28, 30, 32, & 34 MAPLE STREET (1,999 S.F.)

VARIABLE WIDTH PERMANENT EASEMENT FOR TEMPORARY SNOW STORAGE (384 S.F.)

VARIABLE WIDTH CONSTRUCTION, ACCESS AND GRADING EASEMENT (AREA=9,331 S.F.)

R=42.00' L=4.34' Brg=S57°33'03"E Chd=4.34'

R=26.00' L=13.50' Brg=S45°38'09"E Chd=13.35'

R=30.00' L=31.56' Brg=N84°43'55"W Chd=30.13'

Land now or formerly of Conshohocken Borough Parid: 05-00-04092-00-7

Land now or formerly of Conshohocken Borough Parid: 05-00-12110-00-8

Land now or formerly of Maria Joan Didonato Parid: 05-00-02418-00-9 321 ELM STREET

Land now or formerly of Irwin Roman & Breanne Murray Parid: 05-00-02420-00-3 323 ELM STREET

Land now or formerly of Tyrell M. Labracy Parid: 05-00-02424-00-1 325 ELM STREET

Land now or formerly of Alden J. Kerrigan Parid: 05-00-02428-00-6 327 ELM STREET

Land now or formerly of Palimina & Silvio Palotano Parid: 05-00-02432-00-2 329 ELM STREET

LEGEND

- SANITARY SEWER EASEMENT
- SNOW STORAGE EASEMENT
- CONSTRUCTION AND GRADING EASEMENT
- ACCESS EASEMENT

ACT 50 UTILITY NOTE

811

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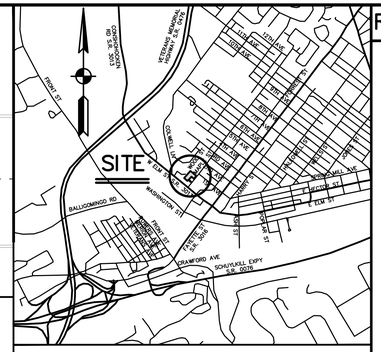
LEGEND

- CONCRETE MONUMENT ■
- IRON PIN ●
- SPIKE ▲



SITE LOCATION MAP 1"=2000'

ADJOINING PROPERTY OWNERS

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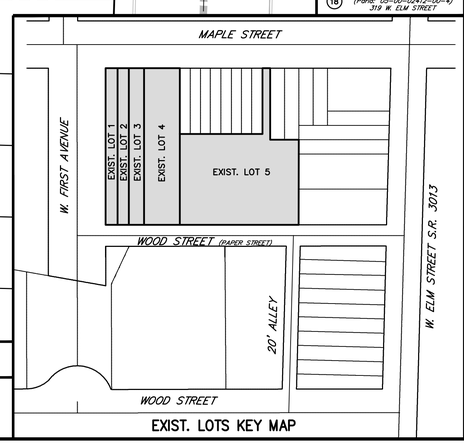
18. Michael D. Meyers (Parid: 05-00-02412-00-4) 319 W. ELM STREET

25'-2" - Borough Residential District Two
SP-1 - Specialty Planned District 1



EXIST. LOTS KEY MAP

RECORDING ACKNOWLEDGEMENTS

OWNER STATEMENT OF INTENT

I RUSSELL MORELLO, MANAGING MEMBER OF MECKA PROPERTIES LLC HEREBY STATE AND REPRESENT THAT MECKA PROPERTIES LLC IS THE RECORD OWNER OF THE PROPERTY DEPICTED HEREON

_____
RUSSELL MORELLO, MANAGING MEMBER

ACKNOWLEDGMENT OF OWNERS STATEMENT OF INTENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY SS

ON THIS __ DAY OF _____ 20__, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RUSSELL MORELLO WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE AS THE MANAGING MEMBER OF MECKA PROPERTIES LLC AND IS THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, DESIRE THE SAME TO BE RECORDED AS SUCH ACCOREDING TO TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFOREDEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE UNLESS OTHERWISE NOTED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PENNSYLVANIA, AT DAY OF _____ BY RESOLUTION NO.__ OF 20__.

_____
PRESIDENT

_____
SECRETARY

REVIEWED BY THE CONSHOHOCKEN BOROUGH ENGINEER ON THIS __ DAY OF _____ 20__.

_____
BOROUGH ENGINEER

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20__.

MCPC No. 26-0021-001

PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERITIFED ON THIS DATE _____

_____
MONTGOMERY COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATION

I, CLIFFORD T. STOUT, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY STA ENGINEERING, INC. THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

_____
CLIFFORD T. STOUT, P.L.S.
REGISTRATION NO. 282-A

ENGINEER CERTIFICATION

I, SUSAN A. RICE, P.E., A CERTIFIED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION.

_____
SUSAN A. RICE, P.E.
REGISTRATION NO. PE-074508

GRAPHIC SCALE
20 0 10 20 40 60

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

RECORD SUBDIVISION PLAN – RECORD SHEET 2 OF 7

AS PART OF

MAPLE STREET PROPERTIES

PREPARED FOR

MECKA PROPERTIES LLC

SITE SITUATE IN

CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

STA Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1" = 20'	M.J.P.	S.A.R.	03 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281SUB	

MAPLE STREET PROPERTIES (STA #6281)

MAPLE STREET

Legal R/W

Road C/L

W. FIRST AVENUE

Legal R/W

W. ELM STREET S.R. 3013

Legal R/W

WOOD STREET
(PAPER STREET)

Legal R/W

East Shore Ave

SPIKE TO BE SET (TYP.)

S43°00'00"W 103.70'

S43°00'00"W 10.75'

S43°00'00"W 115.54'

S43°00'00"W 82.98'

S43°00'00"W 40.00'

S43°00'00"W 123.01'

S43°04'20"W 122.98'

S43°05'43"W 122.97'

S43°04'20"W 122.95'

S43°05'43"W 122.96'

S43°04'20"W 122.93'

S43°05'43"W 122.95'

S43°04'20"W 122.90'

S43°05'43"W 122.94'

S43°04'20"W 122.88'

S43°05'43"W 122.94'

S47°00'00"E 234.00'

S47°00'00"E 92.00'

S47°00'00"E 92.00'

S47°00'00"E 100.00'

S47°00'00"E 116.49'

S46°55'49"E

N46°54'16"W 134.00'

S35°20'16"W 120.99'

269.77'

N46°54'16"W 40.98'

VARIABLE WIDTH EASEMENT FOR REAR YARD ACCESS TO 20, 22, 24, 26, 28, 30, 32, & 34 MAPLE STREET [1,999 S.F.]

20 FT. WIDE SANITARY SEWER EASEMENT [5,116 S.F.]

VARIABLE WIDTH PERMANENT EASEMENT FOR TEMPORARY SNOW STORAGE [384 S.F.]

VARIABLE WIDTH CONSTRUCTION, ACCESS AND GRADING EASEMENT [AREA=9,331 S.F.]

SCM 001

SCM 002

R=42.00'
L=4.34'
Brg=S57°33'03"E
Chd=4.34'

R=26.00'
L=13.50'
Brg=S45°38'09"E
Chd=13.35'

R=30.00'
L=31.56'
Brg=N84°43'55"W
Chd=30.13'

SPIKE TO BE SET (TYP.)

PROP. IRON PIN (TYP.)

PROP. CONC. MON. (TYP.)

4" YELLOW OR RED PAINT LINES. 45° 24-INCHES O.C.

Land now or formerly of Conshohocken Borough Parid: 05-00-04092-00-7

Land now or formerly of Conshohocken Borough Parid: 05-00-12110-00-8

Land now or formerly of Maria Joan Didonato Parid: 05-00-02418-00-9 321 ELM STREET

Land now or formerly of Irwin Ramon & Breanne Murray Parid: 05-00-02420-00-3 323 ELM STREET

Land now or formerly of Tyrell M. Labracy Parid: 05-00-02424-00-1 325 ELM STREET

Land now or formerly of Alden J. Kerrigan Parid: 05-00-02428-00-6 327 ELM STREET

ACT 50 UTILITY NOTE

811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER-GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20243061229.

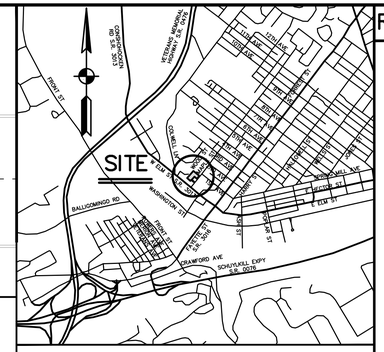
DENOTES PROPOSED BUILDING

LEGEND

CONCRETE MONUMENT ■

IRON PIN ●

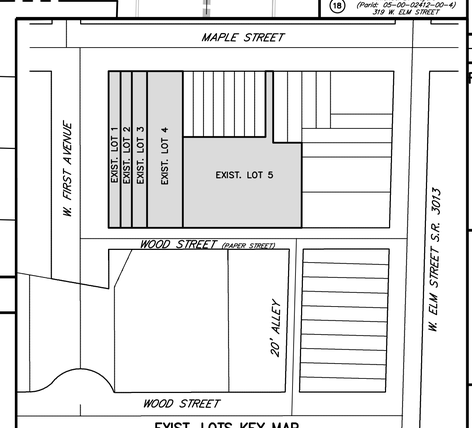
SPIKE ▲



SITE LOCATION MAP 1"=2000'

ADJOINING PROPERTY OWNERS

1. West Elm Alley-4 LLC (Parid: 05-00-06200-00-5) 34 MAPLE STREET
2. SSS LP (Parid: 05-00-06204-00-1) 32 MAPLE STREET
3. Violet Miller (Parid: 05-00-06208-00-6) 30 MAPLE STREET
4. West Elm Alley-5 LLC (Parid: 05-00-06212-00-2) 28 MAPLE STREET
5. West Elm Alley-5 LLC (Parid: 05-00-06246-00-7) 26 MAPLE STREET
6. Jean Marie Houbert (Parid: 05-00-06220-00-3) 24 MAPLE STREET
7. West Elm Alley-5 LLC (Parid: 05-00-06224-00-8) 22 MAPLE STREET
8. West Elm Alley-5 LLC (Parid: 05-00-06228-00-4) 20 MAPLE STREET
9. John F. & Dorothy L. Golas (Parid: 05-00-06236-00-5) 16 MAPLE STREET
10. Eugenia F. Cassidi (Parid: 05-00-06240-00-1) 14 MAPLE STREET
11. Mark D. Stratton (Parid: 05-00-06244-00-6) 12 MAPLE STREET
12. Jaclyn R. Patterson (Parid: 05-00-06248-00-2) 10 MAPLE STREET
13. RC 2Maple Street LLC (Parid: 05-00-06252-00-7) 2 MAPLE STREET
14. RC 2Maple Street LLC (Parid: 05-00-02396-00-2) 307 W. ELM STREET
15. Cynthia Dotson Markowski (Parid: 05-00-02400-00-7) 309 W. ELM STREET
16. Kevin C. Kelly (Parid: 05-00-02404-00-3) 311 W. ELM STREET
17. Christopher & Elaine Atlee (Parid: 05-00-02408-00-8) 315 W. ELM STREET
18. Michael D. Meyers (Parid: 05-00-02412-00-4) 319 W. ELM STREET



EXIST. LOTS KEY MAP

RECORDING ACKNOWLEDGEMENTS

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I RUSSELL MORELLO, MANAGING MEMBER OF MECKA PROPERTIES LLC HEREBY STATE AND REPRESENT THAT MECKA PROPERTIES LLC IS THE RECORD OWNER OF THE PROPERTY DEPICTED HEREON

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RUSSELL MORELLO, MANAGING MEMBER

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COUNTY OF MONTGOMERY SS

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_____
NOTARY PUBLIC

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APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PENNSYLVANIA, AT DAY OF _____ BY RESOLUTION NO.__ OF 20__.

_____
PRESIDENT

_____
SECRETARY

REVIEWED BY THE CONSHOHOCKEN BOROUGH ENGINEER ON THIS __ DAY OF _____ 20__.

_____
BOROUGH ENGINEER

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20__.

MCPC No. 26-0021-001

PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERITIFIED ON THIS DATE _____

_____
MONTGOMERY COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATION

I, CLIFFORD T. STOUT, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY STA ENGINEERING, INC. THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

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CLIFFORD T. STOUT, P.L.S.
REGISTRATION NO. 282-A

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_____
SUSAN A. RICE, P.E.
REGISTRATION NO. PE-074508

GRAPHIC SCALE
20 0 10 20 40 60

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

RECORD LAND DEVELOPMENT PLAN- RECORD SHEET 3 OF 7

AS PART OF

MAPLE STREET PROPERTIES

PREPARED FOR

MECKA PROPERTIES LLC

SITE SITUATE IN

CONSHOHOCKEN BOROUGH
MmontgomeryCounty, PENNSYLVANIA

STA Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1" = 20'	M.J.P.	S.A.R.	04 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281SUB	

ZONING DATA

DATA OBTAINED FROM CONSHOHOCKEN BOROUGH ZONING ORDINANCE, AS ADOPTED 2001 AND AS LAST AMENDED 2005, CHAPTER 27, REFERENCE PART 11, SECTION 27–1105.

DISTRICT CLASSIFICATION:
"BR–2" – BOROUGH RESIDENTIAL DISTRICT TWO

PERMITTED USES:
1. SINGLE–FAMILY DETACHED DWELLINGS (SINGLE)
2. SINGLE–FAMILY SEMIDETACHED DWELLINGS (TWIN)
3. SINGLE–FAMILY ATTACHED DWELLINGS (TOWNHOUSE)
4. TWO–FAMILY DETACHED DWELLINGS (DUPLEX)
5. ACCESSORY USES PURSUANT TO PART 8, GENERAL REGULATIONS, SECTION 27–811 OF THIS CHAPTER.

PARKING REQUIREMENTS	CRITERIA:	SINGLE–FAMILY ATTACHED:	EXIST. LOT 1:	PROP. LOT 1:	EXIST. LOT 2:	PROP. LOT 2:	EXIST. LOT 3:	PROP. LOT 3:	EXIST. LOT 5:	PROP. SMALLEST LOT 9:	SINGLE–FAMILY DETACHED:	EXIST. LOT 4:	PROP. LOT 4:
2 SPACES REQUIRED	MINIMUM LOT AREA:	1,800 S.F. PER UNIT	3,661 S.F.	1,656 S.F.***	3,453 S.F.	1,656 S.F.***	4,645 S.F.	2,116 S.F.	21,774 S.F.	2,459 S.F.	3,500 S.F.	10,949 S.F.	4,112 S.F.
PROPOSED:	MINIMUM LOT WIDTH:	18 FT.	16.72 FT.**	18.0 FT.	15.77 FT.**	18.0 FT.	21.21 FT.	23.0 FT.	119.0 FT.	20.0 FT.	40 FT.	50.0 FT.	44.7 FT.
LOTS 1–3 N/A	FRONT YARD SETBACK:	15 FT. FROM ULT. R.O.W. OR IN LINE W/EXIST. BUILDINGS	0 FT.	0 FT.***	0 FT.	0 FT.***	0 FT.	0 FT.***	N/A	30.0 FT.	15 FT. FROM ULT. R.O.W. OR IN LINE W/EXIST. BUILDINGS	N/A	0 FT.
LOT 4 & 16 1 GAR/1 DRV		NO LESS THAN 10 FT. FROM CURB FACE	3.0 FT.**	3.0 FT.***	14.3 FT.	14.3 FT.	14.2 FT.	14.2 FT.	N/A	N/A	NO LESS THAN 10 FT. FROM CURB FACE	N/A	17.0 FT.
LOTS 5–15 1 GAR/2 DRV	REAR YARD RESTRICTION:	25 FT.	165.2 FT.	46.0 FT.	165.1 FT.	46.0 FT.	165.2 FT.	46.0 FT.	25.0 FT.	46.9 FT.	25 FT.	N/A	25.0 FT.
	SIDE YARD RESTRICTION:	7 FT.	N/A	N/A	N/A	N/A	4.7 FT.**	5.0 FT.***	N/A	7.0 FT.	5 FT.	N/A	5.0 FT.
	MAXIMUM BUILDING COVERAGE:	40 %	41.2%**	50.0%***	22.7%	50.0%***	17.3%	39.13%	39.6 %	37.9%	40 %	N/A	29.2%
	MAXIMUM IMPERVIOUS COVERAGE:	60 %*	41.2%	56.1%	22.7%	56.1%	17.3%	43.9%	94.4 %**	59.9%	60 %*	61.9 %**	37.8%
	MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.	N/A	<35 FT.	35 FT.	N/A	<35 FT.
	MINIMUM BUILDING WIDTH:	18 FT.	16.72 FT.**	18.0 FT.	15.77 FT.**	18.0 FT.	16.54 FT.**	18.0 FT.	N/A	20.0 FT.	18 FT.	N/A	24.0 FT.

* TWO PERMANENT REAR OFF–STREET PARKING SPACES PER SINGLE–FAMILY DWELLING AT 9 FT. BY 18 FT. MAY BE EXCLUDED FROM IMPERVIOUS COVERAGE
** EXISTING NON–CONFORMING *** WOULD REQUIRE VARIANCE

PROPOSED BUILDING AND IMPERVIOUS COVER

Maple Street Properties
1/5/2026; Rev. 5/11/2026

LOT NO	PROP. LOT AREA (S.F.)	40% MAXIMUM BUILDING COVERAGE (S.F.)	PROPOSED BUILDING COVERAGE - SHOWN ON PCSM PLAN (S.F.)	PROPOSED DRIVEWAY (S.F.)	PROPOSED PORCH/WALK (S.F.)	PROPOSED PATIO (S.F.)	PROPOSED SIDEWALK (S.F.)	PROPOSED IMPERVIOUS AS SHOWN ON THE PCSM PLANS* (S.F.)	60% MAXIMUM IMPERVIOUS COVERAGE (S.F.)
1	1,656	662	828	0	0	100	0	928	**994**
2	1,656	662	828	0	0	100	0	928	**994**
3	2,116	846	828	0	0	100	0	928	**1,270**
4	4,112	1,645	1,176	205	50	150	0	1,581	**2,467**
5	3,320	1,328	900	435	35	0	135	1,505	**1,992**
6	2,459	984	900	435	35	0	100	1,470	**1,475**
7	2,459	984	900	435	35	0	100	1,470	**1,475**
8	2,458	983	900	435	35	0	100	1,470	**1,475**
9	2,458	983	900	435	35	0	100	1,470	**1,475**
10	3,316	1,326	900	435	35	0	145	1,515	**1,990**
11	3,317	1,327	900	435	35	0	135	1,505	**1,990**
12	2,459	984	900	435	35	0	100	1,470	**1,475**
13	2,459	984	900	435	35	0	100	1,470	**1,475**
14	2,459	984	900	435	35	0	100	1,470	**1,475**
15	2,459	984	900	435	35	0	100	1,470	**1,475**
16	3,208	1,283	900	245	50	0	195	1,390	**1,925**
	Total:								**25,423**

*Decks shown on Lots 5-16 are raised with no concrete pad below and are not counted towards the total shown impervious.

	S.F.	AC.
Design Maximum Impervious Cover	25,423	0.58
Proposed Road / Existing Road / Parking within LOD	12490	0.29
Proposed Path	1,605	0.04
Proposed Sidewalk (off-site)	1,510	0.03
Total Impervious Coverage (within LOD) for Stormwater Design	41,028	0.94

VARIANCES

BY ORDER DATED DECEMBER 22, 2025, THE FOLLOWING VARIANCES WERE GRANTED BY THE CONSHOHOCKEN BOROUGH ZONING HEARING BOARD:

SECTION 27–806 TO PERMIT ACCESS TO THE LOTS BY AN EXISTING PRIVATE DRIVEWAY WHERE EVERY LOT SHALL ABUT A PUBLIC STREET

SECTION 27–807 TO PERMIT BUILDINGS AND OTHER STRUCTURES TO BE SET BACK 7 FEET FROM SURROUNDING LOT LINES

SECTION 27–1105.A TO PERMIT LOT SIZES OF 1,656 SQUARE FEET FOR LOTS 1 AND 2

SECTION 27–1105.C TO PERMIT FRONT YARD SETBACKS FOR LOTS 1, 2 & 3 OF 0 FEET FROM A RIGHT–OF–WAY

SECTION 27–1105.E TO PERMIT LOT 3 TO HAVE A SIDE YARD SET BACK OF 5 FEET

SECTION 27–1105.G TO PERMIT A BUILDING COVERAGE OF 50% FOR LOTS 1 & 2

SECTION 27–1107 TO PERMIT OFF STREET PARKING IN FRONT OF THE BUILDING FOR LOTS 4 THROUGH 16

THE ABOVE VARIANCES ARE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

A. APPLICANT SHALL COME TO AN AGREEMENT WITH THE PROPERTY OWNER OF WEST ELM ALLEY, LLC, TO PROVIDE AN ACCESS POINT FOR THE SUBJECT PROPERTY EXISTING BEHIND THE PROPERTY OWNED BY WEST ELM ALLEY, LLC

B. APPLICANT SHALL WORK WITH THE BOROUGH TO ADD GUEST PARKING OFF OF WOOD STREET DURING THE SUBDIVISION AND LAND DEVELOPMENT PROCESS

FURTHERMORE THE FOLLOWING VARIANCE WAS GRANTED WITHOUT CONDITIONS:

SECTIONS 27–1108 AND 2002 TO PERMIT NO OFF–STREET PARKING FOR LOTS 1, 2 & 3.

THIS RELIEF SHALL EXPIRE AT THE END OF ONE (1) YEAR FROM THE DATE OF THIS ORDER UNLESS THE APPLICANT OBTAINS A BUILDING PERMIT OR PUTS THE PROPERTY TO THE USE FOR WHICH THE RELIEF HAS BEEN GRANTED BEFORE THAT TIME.

WAIVERS

1. §22–306.A.(1) – FROM THE REQUIREMENT TO SHOW EXISTING FEATURES WITHIN 100 FEET OF THE SITE.
2. §22–308.A – TO PERMIT ONLY ONE SUBMISSION FOR PRELIMINARY AND FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT APPROVAL.
3. §22–403.A.(8) – TO ALLOW A DEAD–END STREET.
4. §22–404.2.A – TO PERMIT DRIVEWAYS AND DRIVEWAY CURB CUTS WITHIN THE FRONT YARD SETBACK OF LOTS 4–16.
5. §22–405.1.D – TO PERMIT THE PROPOSED SIDEWALK ALONG THE PRIVATE STREET TO BE PLACED ADJACENT TO THE CURB RATHER THAN FOUR (4) FEET FROM THE CURBLINE AS REQUIRED.
6. §22–409.2 – TO PERMIT GRADING WITHIN THREE (3) FEET OF PROPERTY AND RIGHTS–OF–WAY LINES.
7. §22–421.4 – TO PERMIT ONLY THE TWO (2) EXISTING STREET TREES ALONG MAPLE STREET, WHERE TWO (2) ADDITIONAL STREET TREES ALONG MAPLE STREET AND 10 STREET TREES ALONG THE PRIVATE STREET ARE REQUIRED.
8. §22–804 – TO ALLOW A FEE IN LIEU OF PROVIDING PARK AND RECREATIONAL FACILITIES.

NOTES

1. TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS TAKEN BY THIS OFFICE IN OCTOBER 2024.
2. HORIZONTAL DATUM FOR THE TOPOGRAPHY & FEATURES BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA. SOUTH ZONE US. FEET (NAD83). VERTICAL DATUM FOR THE TOPOGRAPHY=NAVD 88.
3. CONTOUR DATA SHOWN HEREON HAS BEEN BASED ON NORTH AMERICAN VERTICAL DATUM(NAVD 88).

   BENCHMARK ELEVATION: 105.92

   BENCHMARK DESCRIPTION: CENTERLINE OF ROAD ALONG LEFT SIDE OF 38 MAPLE STREET.
4. TOPOGRAPHIC DATA AS SHOWN HEREON GATHERED FROM A CURRENT FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER 2024.
5. NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 358 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0358G, EFFECTIVE MARCH 2, 2016.
6. ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A ENGINEERING, INC.
7. ALL LOTS TO BE SERVED BY PUBLIC WATER PROVIDED BY AQUA OF PA AND PUBLIC SEWER PROVIDED BY THE BOROUGH OF CONSHOHOCKEN AUTHORITY.
8. ALL MATERIALS AND DETAILS OF CONSTRUCTION, INSTALLATION PROCEDURES AND REQUIREMENTS WITH RESPECT TO SANITARY SEWER FACILITIES SHALL BE IN ACCORDANCE WITH THE BOROUGH OF CONSHOHOCKEN AUTHORITY STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS – LATEST EDITION.
9. ALL CONNECTIONS TO WATER MAINS SHALL CONFORM TO CURRENT AQUA OF PA STANDARDS AND SPECIFICATIONS.
10. ALL CONNECTIONS TO GAS MAINS SHALL CONFORM TO CURRENT UGI STANDARDS AND SPECIFICATIONS.
11. GAS ELECTRIC TELEPHONE AND CABLE FACILITIES TO BE PROVIDED TO ALL UNITS VIA UNDERGROUND SERVICE.
12. ROAD A IS TO BE A PRIVATE STREET OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
13. ALL MATERIALS AND METHODS OF CONSTRUCTION TO BE IN ACCORDANCE WITH CONSHOHOCKEN BOROUGH STANDARDS AND CURRENT PENNDOT PUB 408 STANDARDS AND SPECIFICATIONS.
14. THE APPROVED IMPROVEMENT CONSTRUCTION PLAN, A COPY OF WHICH MAY BE INSPECTED AT THE BOROUGH OFFICE, HAS BEEN MADE A PART OF THE APPROVED FINAL PLAN.
15. ALL CURBING AND SIDEWALK EITHER DAMAGED DURING CONSTRUCTION OR FOUND TO BE DEFECTIVE BASED ON THE DETERMINATION OF THE BOROUGH ENGINEER SHALL BE REPAIRED OR REPLACED. ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE OWNER AT NO COST TO THE BOROUGH.
16. CURBING, SIDEWALK AND ROAD RESTORATION SHALL CONFORM TO CURRENT BOROUGH AND PENNDOT STANDARDS AND SPECIFICATIONS.
17. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE QUALITY AND CORRECTNESS OF COMPLETED WORK. THE PROPERTY OWNER MAY DESIGNATE A CONTRACTOR, CONSULTANT OR OTHER AGENT TO COORDINATE INSPECTIONS WITH THE BOROUGH. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL OUTSIDE CONSULTANT FEES INCURRED BY THE BOROUGH.
18. ANY COMPLETED WORK THAT DOES NOT COMPLY WITH APPLICABLE STANDARDS SUCH AS THE AMERICANS WITH DISABILITIES ACT (ADA), PENNDOT SPECIFICATIONS AND CONSTRUCTION STANDARDS, OR THE BOROUGH OF CONSHOHOCKEN TYPICAL DETAILS SHALL BE REMOVED AND REPLACED.
19. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE BOROUGH STORMWATER MANAGEMENT ORDINANCE. SPECIFICALLY, ALL WORK SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF IN ACCORDANCE WITH MONTGOMERY COUNTY CONSERVATION DISTRICT REQUIREMENTS. FAILURE TO INSTALL AND MAINTAIN ACCEPTABLE EROSION CONTROLS WITH RESULT IN WORK STOPPAGES AND FINES IN ACCORDANCE WITH THE BOROUGH ORDINANCE.
20. EROSION CONTROL INLET PROTECTION SHALL BE INSTALLED IN THE NEAREST DOWNSTREAM INLET OF ALL WORK SITES. PIPE TRENCHES SHALL BE PUMPED THROUGH A WATER FILTER BAG.
21. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT. THE BOROUGH INSPECTOR WILL VERIFY THAT THE APPROPRIATE CONSTRUCTION DETAILS ARE BEING FOLLOWED AND THAT THE APPROPRIATE METHODS ARE BEING USED. THE BOROUGH INSPECTOR DOES NOT APPROVE ANY PHYSICAL PRODUCT UNTIL THE WORK IS COMPLETE. ANY PERCIEVED APPROVAL OF THE LAYOUT, FORMWORK, ETC., DOES NOT ABSOLVE THE CONTRACTOR FROM ENSURING THAT THE FINAL PRODUCT COMPLIES WITH ALL APPLICABLE STANDARDS.
22. PROVIDE BOLLARD LIGHTING ALONG TRAIL FROM 1ST AVENUE TO MAPLE STREET TO PROVIDE MIN: 0.2 FOOTCANDLE PROVIDE EXTERIOR LIGHTING ON GARAGE FOR LOTS 5–16
23. STORMWATER MANAGEMENT IS DESIGNED FOR 60% MAXIMUM IMPERVIOUS COVER FOR EACH LOT. REFER TO STORMWATER DESIGN CHART.
24. ANY PROPOSED DECKS MAY ONLY BE CONSTRUCTED AT GROUND LEVEL OR FIRST FLOOR OF A DWELLING UNLESS A SPECIAL EXCEPTION IS GRANTED BY THE ZONING HEARING BOARD.
25. THE FIRE APPARATUS TURNAROUND ACCESS ROAD IS TO BE KEPT FREE AND CLEAR OF DEBRIS, RUBBISH OR SNOW AT ALL TIMES.
26. A BLANKET EASEMENT OVER THE ENTIRE PROPERTY WILL BE GIVEN TO CONSHOHOCKEN BOROUGH FOR PURPOSES OF ACCESS FOR INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES.

ACT 50 UTILITY NOTE

811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE–GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER–GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20243061229.

SITE STATISTICS

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA.

EXIST. LOT NO.	MUNICIPALITY	TAX MAP ID	PARID	DEED BOOK, PAGE	SITE ADDRESS	OWNER	EXISTING LOT AREA TO TITLE LINE	EXISTING USES
1	CONSHOHOCKEN BOROUGH	05007 033	05–00–06184–00–3	DEED BOOK 6385, PAGE 1042	46 MAPLE STREET CONSHOHOCKEN, PA 19428	MECKA PROPERTIES LLC 3117 HAYES ROAD EAST NORRITON, PA 19403	3,661 S.F.	SINGLE–FAMILY ATTACHED RESIDENTIAL DWELLING
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4	CONSHOHOCKEN BOROUGH	05007 031	05–00–06196–00–9	DEED BOOK 6385, PAGE 1027	38 MAPLE STREET CONSHOHOCKEN, PA 19428		10,949 S.F.	PARTIALLY VACANT/ PARTIALLY RECYCLING BUSINESS
5	CONSHOHOCKEN BOROUGH	05007 022	05–00–06232–00–9	DEED BOOK 6385, PAGE 1022	18 MAPLE STREET CONSHOHOCKEN, PA 19428		21,775 S.F.	RECYCLING BUSINESS

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

RECORD PLAN NOTES – RECORD SHEET 4 OF 7

AS PART OF

MAPLE STREET PROPERTIES

PREPARED FOR

MECKA PROPERTIES LLC

SITE SITUATE IN

CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

S T A Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679–0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
N.T.S.	M.J.P.	S.A.R.	05 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281SUB	

MAPLE STREET PROPERTIES (STA #6281)

SITE STATISTICS

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EXIST. WATER & SEWER SERVICE LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED AT TIME OF CONSTRUCTION. ANY CURB OR SIDEWALK DAMAGED DURING CONSTRUCTION TO CONNECT UTILITIES SHALL BE REPLACED.

SOILS DATA

SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:
UugD URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX	8 TO 25 PERCENT	10-99" TO LITHIC BEDROCK	20" TO 70"	D

ZONING DATA

DATA OBTAINED FROM CONSHOHOCKEN BOROUGH ZONING ORDINANCE, AS ADOPTED 2001 AND AS LAST AMENDED 2005, CHAPTER 27, REFERENCE PART 11, SECTION 27-1105.

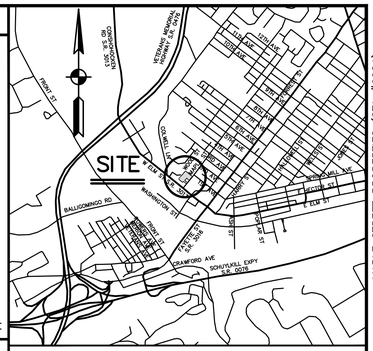
DISTRICT CLASSIFICATION:
"BR-2" – BOROUGH RESIDENTIAL DISTRICT TWO

PERMITTED USES:

1. SINGLE-FAMILY DETACHED DWELLINGS (SINGLE)
2. SINGLE-FAMILY SEMIDETACHED DWELLINGS (TWIN)
3. SINGLE-FAMILY ATTACHED DWELLINGS (TOWNHOUSE)
4. TWO-FAMILY DETACHED DWELLINGS (DUPLEX)
5. ACCESSORY USES PURSUANT TO PART 8, GENERAL REGULATIONS, SECTION 27-811 OF THIS CHAPTER.

CRITERIA:	SINGLE-FAMILY DETACHED:	SINGLE-FAMILY SEMIDETACHED:	SINGLE-FAMILY ATTACHED:	TWO-FAMILY DETACHED:
MINIMUM LOT AREA:	3,500 S.F.	2,500 S.F. PER UNIT	1,800 S.F. PER UNIT	5,000 S.F.
MINIMUM LOT WIDTH:	40 FT.	25 FT.	18 FT.	50 FT.
FRONT YARD SETBACK:	15 FT. FROM ULT. R.O.W. 10 FT. FROM CURB FACE	15 FT. FROM ULT. R.O.W. 10 FT. FROM CURB FACE	15 FT. FROM ULT. R.O.W. 10 FT. FROM CURB FACE	15 FT. FROM ULT. R.O.W. 10 FT. FROM CURB FACE
REAR YARD RESTRICTION:	25 FT.	25 FT.	25 FT.	25 FT.
SIDE YARD RESTRICTION:	5 FT.	5 FT. FOR NON-SHARED WALL	7 FT.	7 FT.
MAXIMUM BUILDING COVERAGE:	40 %	40 %	40 %	40 %
MAXIMUM IMPERVIOUS COVERAGE:	60 %*	60 %*	60 %*	60 %*
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.	35 FT.	35 FT.
MINIMUM BUILDING WIDTH:	18 FT.	18 FT.	18 FT.	18 FT.

* TWO PERMANENT REAR OFF-STREET PARKING SPACES PER SINGLE-FAMILY DWELLING AT 9 FT. BY 18 FT. MAY BE EXCLUDED FROM IMPERVIOUS COVERAGE



SITE LOCATION MAP 1"=2000'

NOTES

1. TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS TAKEN BY THIS OFFICE IN OCTOBER 2024.
2. HORIZONTAL DATUM FOR THE TOPOGRAPHY & FEATURES BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA. SOUTH ZONE US. FEET (NAD83). VERTICAL DATUM FOR THE TOPOGRAPHY=NAVD 88.
3. CONTOUR DATA SHOWN HEREON HAS BEEN BASED ON NORTH AMERICAN VERTICAL DATUM(NAVD 88).

   BENCHMARK ELEVATION: 105.92

   BENCHMARK DESCRIPTION: CENTERLINE OF ROAD ALONG LEFT SIDE OF 38 MAPLE STREET.
4. TOPOGRAPHIC DATA AS SHOWN HEREON GATHERED FROM A CURRENT FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER 2024.
5. NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 358 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0358G, EFFECTIVE MARCH 2, 2016.
6. ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A ENGINEERING, INC.

ADJOINING PROPERTY OWNERS

1. West Elm Alley-4 LLC (Parid: 05-00-06200-00-5) 34 MAPLE STREET
2. SDS LP (Parid: 05-00-06204-00-1) 32 MAPLE STREET
3. Violet Miller (Parid: 05-00-06208-00-6) 30 MAPLE STREET
4. West Elm Alley-5 LLC (Parid: 05-00-06212-00-2) 28 MAPLE STREET
5. West Elm Alley-5 LLC (Parid: 05-00-06240-00-7) 26 MAPLE STREET
6. Jean Marie Haubert (Parid: 05-00-06220-00-3) 24 MAPLE STREET
7. West Elm Alley-5 LLC (Parid: 05-00-06224-00-8) 22 MAPLE STREET
8. West Elm Alley-5 LLC (Parid: 05-00-06228-00-4) 20 MAPLE STREET
9. John F. & Dorothy L. Galas (Parid: 05-00-06236-00-5) 16 MAPLE STREET
10. Eugenia F. Cassidy (Parid: 05-00-06240-00-1) 14 MAPLE STREET
11. Mark D. Strotton (Parid: 05-00-06244-00-6) 12 MAPLE STREET
12. Jaclyn R. Patterson (Parid: 05-00-06248-00-2) 10 MAPLE STREET
13. RG 2Maple Street LLC (Parid: 05-00-06252-00-7) 2 MAPLE STREET
14. RG 2Maple Street LLC (Parid: 05-00-02396-00-2) 307 W. ELM STREET
15. Cynthia Dodson Montowski (Parid: 05-00-02400-00-7) 309 W. ELM STREET
16. Kevin C. Kelly (Parid: 05-00-02404-00-3) 311 W. ELM STREET
17. Christopher & Elaine Atlee (Parid: 05-00-02408-00-8) 315 W. ELM STREET
18. Michael D. Meyers (Parid: 05-00-02412-00-4) 319 W. ELM STREET

LEGEND

- ADJOINING OWNERS
- SETBACK LINES
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING EDGE OF ROAD
- EXISTING RIGHT-OF-WAY
- EXISTING DRIVES
- EXISTING OVERHEAD WIRES (O.H.W.)
- EXISTING CURB
- EXISTING CENTERLINE
- EXISTING FENCE
- EXISTING TREELINE
- EXISTING CONCRETE WALKWAY
- UTILITY POLE (UP.)
- EXISTING SIGN
- FIRE HYDRANT (FH)
- CLEAN OUT (CO.)
- WATER VALVE (WV)
- WATER SERVICE (WS)

ACT 50 UTILITY NOTE

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER-GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20243061229.

GRAPHIC SCALE 20 0 10 20 40 60

2	ADM	PER VARIOUS REVIEWS	MAY 11, 2026
1	MJP	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

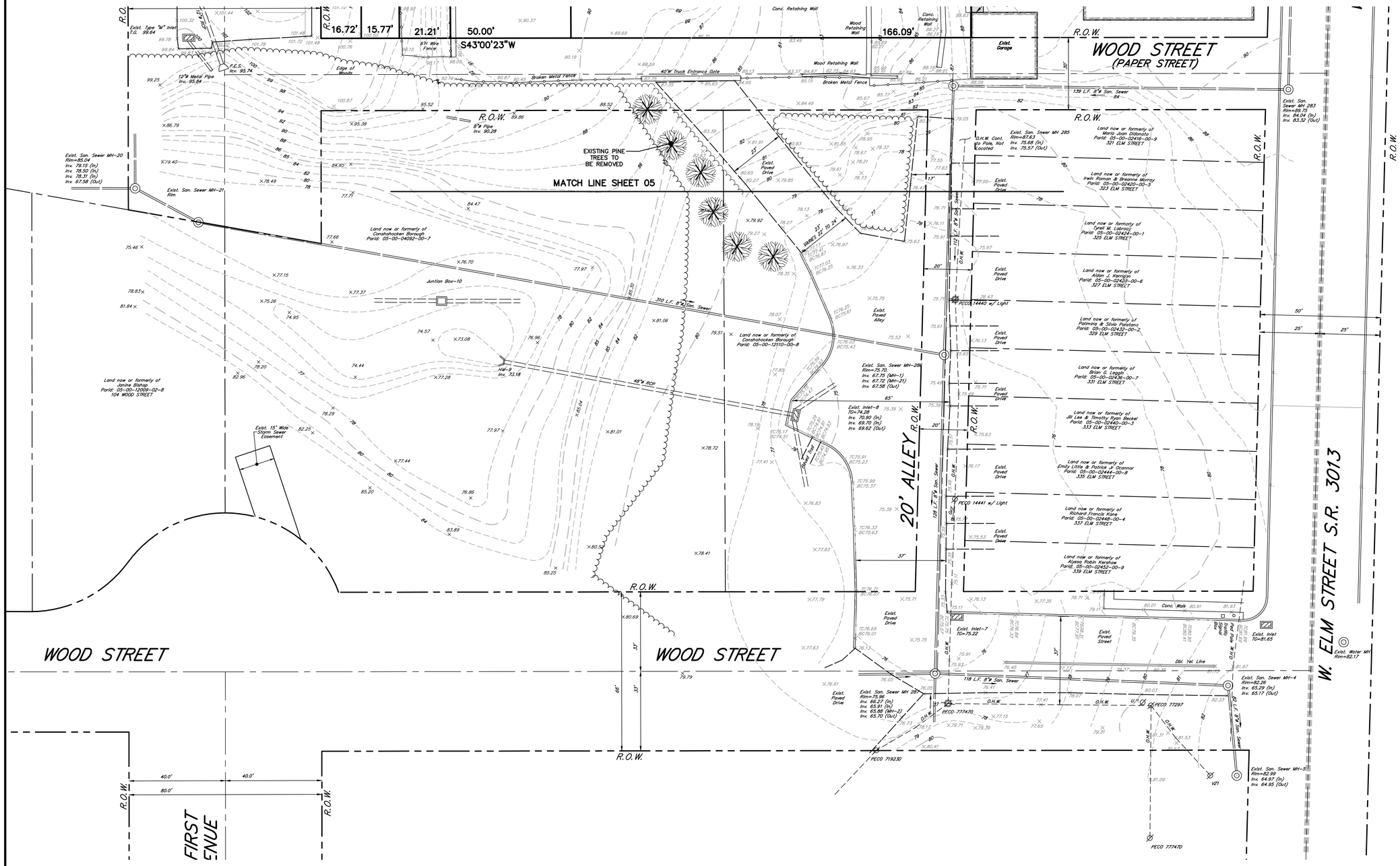
EXISTING FEATURES PLAN
FOR THE
MAPLE STREET PROPERTIES
PREPARED FOR
MECKA PROPERTIES LLC
SITE SITUATE IN
CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

S T A Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL: 1"=20'	M.J.P.	S.A.R.	06 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281EF	

SOILS DATA

SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:
UugD URBAN LAND–UDORTHENTS, SCHIST AND GNEISS COMPLEX	8 TO 25 PERCENT	10–99" TO LITHIC BEDROCK	20" TO 70"	D


16.72'
15.77'
21.21'
50.00'
S43°00'23"W
166.09'
R.O.W.
WOOD STREET
(PAPER STREET)
20' ALLEY
W. ELM STREET S.R. 3013
WOOD STREET
WOOD STREET
FIRST AVENUE
MATCH LINE SHEET 05
EXISTING PINE TREES TO BE REMOVED
Exist. Garage
Exist. Paved Drive
Exist. Paved Alley
Exist. Paved Street
Exist. Paved Drive
Exist. Paved Drive
Exist. Paved Drive

SITE STATISTICS

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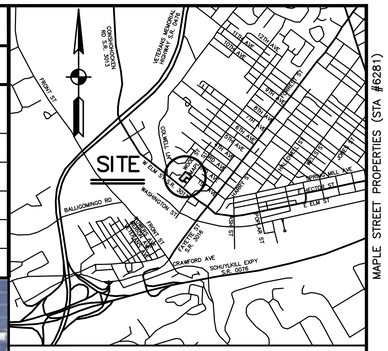

SITE LOCATION MAP 1"=2000'

ACT 50 UTILITY NOTE

811

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50 0 25 50 100 150
GRAPHIC SCALE

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1	MJP	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

AERIAL PLAN
FOR THE
MAPLE STREET PROPERTIES
PREPARED FOR
MECKA PROPERTIES LLC
SITE SITUATE IN
CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

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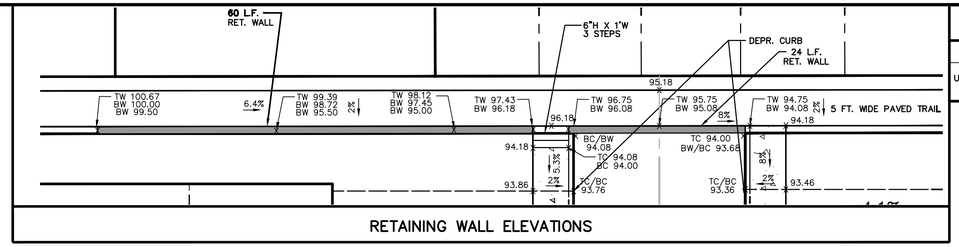
PLAN SCALE HORIZONTAL:	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=50'	M.J.P.	S.A.R.	08 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281AER	



RETAINING WALL ELEVATIONS

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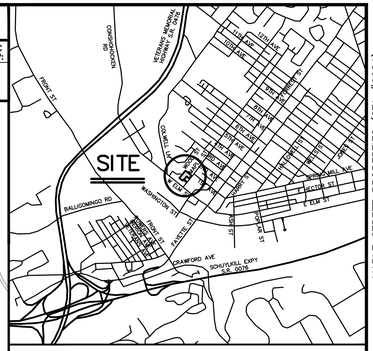
UugD URBAN LAND–UDORTHENTS, SCHIST AND GNEISS COMPLEX	8 TO 25 PERCENT	10–99" TO LITHIC BEDROCK	20" TO 70"	D



SITE LOCATION MAP 1"=2000'

MAPLE STREET PROPERTIES (STA #6281)

LEGEND

- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT LINE
- PROPOSED SEWER MAIN, MH, AND INDENTIFIER
- PROPOSED SEWER LATERAL
- PROPOSED STORM SEWER, INLET AND IDENTIFIER
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED ROAD EDGE (PAVED/NO CURB)
- PROPOSED CURBLINE
- PROPOSED DRIVEWAY
- PROPOSED INTERMEDIATE CONTOUR 238
- PROPOSED INDEX CONTOUR 240
- PROPOSED CONCRETE WALKWAY
- PROPOSED FULL DEPTH PAVEMENT
- PROPOSED OVERLAY
- PROPOSED BUILDING

ACT 50 UTILITY NOTE

811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE–GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER–GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20243061229.

20 0 10 20 40 60
GRAPHIC SCALE

2	ADM	PER VARIOUS REVIEWS	MAY 11, 2026
1	MJP	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

CONSTRUCTION IMPROVEMENT PLAN
FOR THE
MAPLE STREET PROPERTIES
PREPARED FOR
MECKA PROPERTIES LLC
SITE SITUATE IN
CONSHOHOCKEN BOROUGH
Mmontgomery COUNTY, PENNSYLVANIA

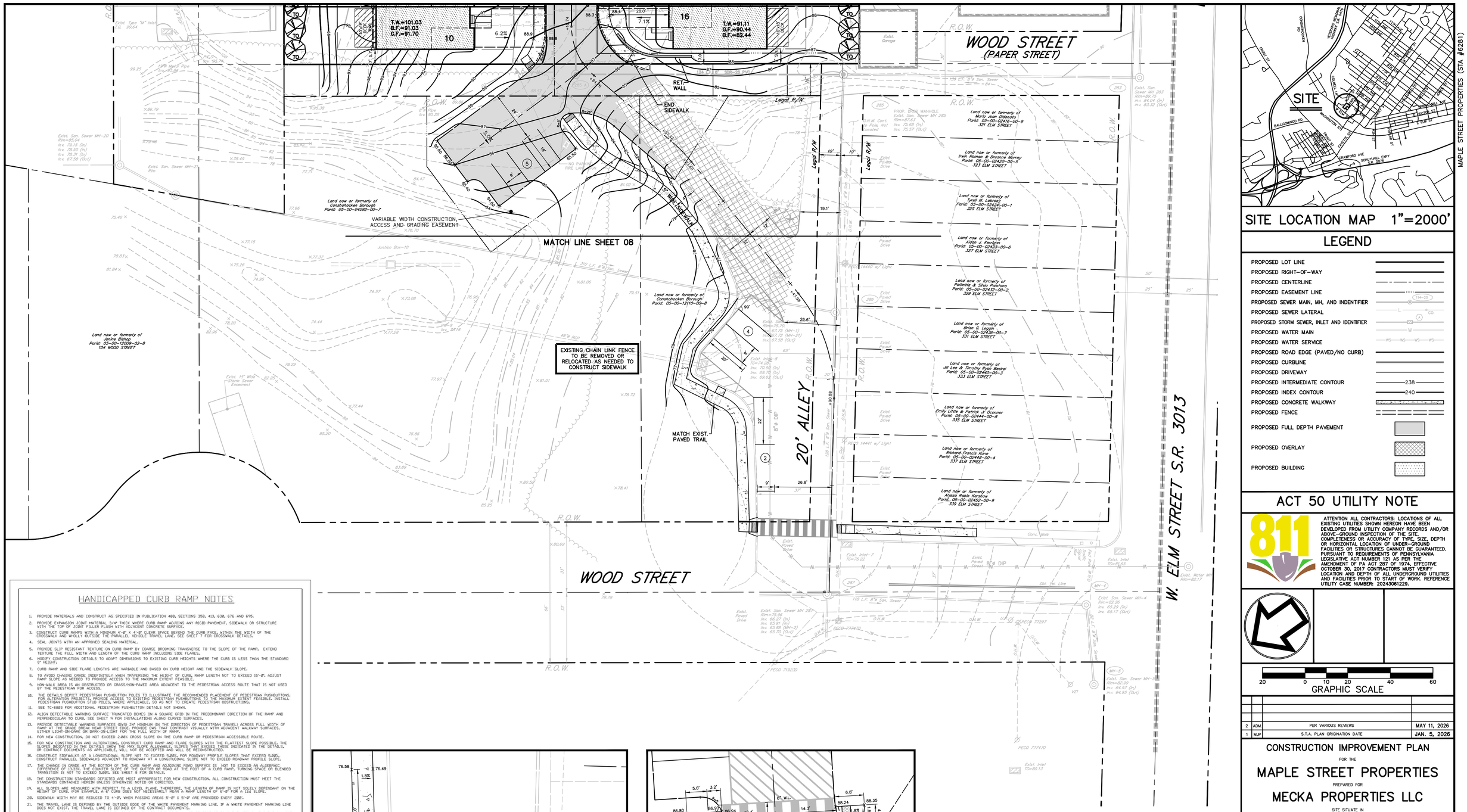
S T A Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679–0200; www.stotac.com

PLAN SCALE HORIZONTAL:	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=20'	M.J.P.	S.A.R.	09 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281CI	

ADJOINING PROPERTY OWNERS

1. West Elm Alley–4 LLC (Parid: 05–00–09200–00–5) 34 MAPLE STREET
2. SDS LP (Parid: 05–00–08204–00–1) 32 MAPLE STREET
3. Violet Miller (Parid: 05–00–08208–00–6) 30 MAPLE STREET
4. West Elm Alley–5 LLC (Parid: 05–00–08212–00–2) 28 MAPLE STREET
5. West Elm Alley–5 LLC (Parid: 05–00–08245–00–7) 26 MAPLE STREET
6. Jean Marie Haubert (Parid: 05–00–08220–00–3) 24 MAPLE STREET
7. West Elm Alley–5 LLC (Parid: 05–00–08224–00–8) 22 MAPLE STREET
8. West Elm Alley–5 LLC (Parid: 05–00–08228–00–4) 20 MAPLE STREET
9. John F. & Dorothy L. Galas (Parid: 05–00–08236–00–5) 16 MAPLE STREET
10. Eugenia F. Cassano (Parid: 05–00–08240–00–1) 14 MAPLE STREET
11. Mark D. Stratton (Parid: 05–00–08244–00–6) 12 MAPLE STREET
12. Jaclyn R. Patterson (Parid: 05–00–08248–00–2) 10 MAPLE STREET
13. Maple Real Estate LLC (Parid: 05–00–08252–00–7) 2 MAPLE STREET
14. Maple Real Estate LLC (Parid: 05–00–02396–00–2) 307 W. ELM STREET
15. Robert Chester Montowski (Parid: 05–00–02400–00–7) 309 W. ELM STREET
16. Kevin C. Kelly (Parid: 05–00–02404–00–3) 311 W. ELM STREET
17. Christopher & Elaine Atlee (Parid: 05–00–02408–00–8) 315 W. ELM STREET
18. Michael D. Myers (Parid: 05–00–02412–00–4) 319 W. ELM STREET

W. FIRST AVENUE
MAPLE STREET
WOOD STREET (PAPER STREET)
W. ELM STREET S.R. 3013
Legal R/W
Road C/L
R.O.W.
Edge of Curb
Edge of Curb
Exist. Water MH #28 Rim 107.00
Exist. Water MH #29 Rim 106.94
Exist. Water MH #30 Rim 104.11
Exist. Water MH Rim 104.09
Exist. San. Sewer MH 323 Rim 106.66 Inv. 100.38 (In) Inv. 100.33 (In) Inv. 100.23 (Out)
Exist. San. Sewer MH 319/323 A Rim 104.76 Inv. 97.04 (In) Inv. 96.92 (Out)
Exist. San. Sewer MH 315 Rim=101.43
Exist. San. Sewer MH 282 Rim=88.80 Inv. 93.96 (In) Inv. 93.76 (In) Inv. 92.65 (In) Inv. 92.30 (Out)
Exist. San. Sewer MH 283 Rim=89.75 Inv. 84.04 (In) Inv. 83.83 (Out)
Exist. Type "C" Inlet T.G. 101.64 Inv. 99.47 (Out)
Exist. Cont. Swale
Exist. Water Main
Exist. Gas Main
Exist. Overhead Wires
Exist. Guy Wire
Exist. Utility Pole
Exist. Fire Hydrant
Exist. Tree
Exist. Bollard
Exist. Sign
Exist. Mailbox
Exist. Curb Inlet
Exist. Drop Inlet
Exist. Storm Manhole
Exist. Sanitary Manhole
Exist. Gas Valve
Exist. Water Valve
Exist. Water Meter
Exist. Gas Meter
Exist. Light Pole
Exist. Flood Light
Exist. Sign
Exist. Parking Meter
Exist. Concrete Pad
Exist. Concrete Sidewalk
Exist. Brick Sidewalk
Exist. Asphalt Paving
Exist. Concrete Paving
Exist. Gravel Paving
Exist. Paved Cartway
Exist. Curb
Exist. Gutter
Exist. Chain Link Fence
Exist. Wooden Fence
Exist. Stone Wall
Exist. Retaining Wall
Exist. Building
Exist. Townhouses
Exist. Store
Exist. Parking Lot
Exist. House
Exist. Garage
Exist. Covered Porch
Exist. Shed
Exist. Pavilion
Exist. Gazebo
Exist. Deck
Exist. Patio
Exist. Steps
Exist. Ramp
Exist. Flagpole
Exist. Bench
Exist. Trash Can
Exist. Bike Rack
Exist. Planter
Exist. Fountain
Exist. Statue
Exist. Monument
Exist. Grave
Exist. Tombstone
Exist. Mausoleum
Exist. Crypt
Exist. Urn
Exist. Vase
Exist. Wreath
Exist. Cross
Exist. Angel
Exist. Bird Bath
Exist. Bird House
Exist. Bird Feeder
Exist. Bird Nest
Exist. Bird Egg
Exist. Bird Wing
Exist. Bird Beak
Exist. Bird Eye
Exist. Bird Foot
Exist. Bird Tail
Exist. Bird Feather
Exist. Bird Claw
Exist. Bird Talon


WOOD STREET
(PAPER STREET)
W. ELM STREET S.R. 3013
20' ALLEY
WOOD STREET
MATCH LINE SHEET 08
VARIABLE WIDTH CONSTRUCTION, ACCESS AND GRADING EASEMENT
EXISTING CHAIN LINK FENCE TO BE REMOVED OR RELOCATED AS NEEDED TO CONSTRUCT SIDEWALK
MATCH EXIST. PAVED TRAIL
RET. WALL
END SIDEWALK
5' WIDE SIDEWALK
Legal R/W
T.W.=101.03
B.F.=91.03
G.F.=91.70
T.W.=91.11
G.F.=90.44
B.F.=82.44
Land now or formerly of Conshohocken Borough Parid: 05-00-04092-00-7
Land now or formerly of Conshohocken Borough Parid: 05-00-12110-00-8
Land now or formerly of Janine Bishop Parid: 05-00-12009-02-8 104 WOOD STREET
Land now or formerly of Maria Joan DiBenedo Parid: 05-00-02416-00-9 321 ELM STREET
Land now or formerly of Irwin Roman & Breanne Murray Parid: 05-00-02420-00-5 323 ELM STREET
Land now or formerly of Tyrel M. Labrogo Parid: 05-00-02424-00-1 325 ELM STREET
Land now or formerly of Aidan J. Harrigan Parid: 05-00-02428-00-6 327 ELM STREET
Land now or formerly of Palmina & Silvio Palatano Parid: 05-00-02432-00-2 329 ELM STREET
Land now or formerly of Brian G. Leggin Parid: 05-00-02436-00-7 331 ELM STREET
Land now or formerly of Jill Lee & Timothy Ryan Becker Parid: 05-00-02440-00-3 333 ELM STREET
Land now or formerly of Emily Little & Patrick J. Oconnor Parid: 05-00-02444-00-8 335 ELM STREET
Land now or formerly of Richard Francis Kane Parid: 05-00-02448-00-4 337 ELM STREET
Land now or formerly of Alyssa Robin Kershaw Parid: 05-00-02452-00-9 339 ELM STREET
Exist. Son. Sewer MH-20 Rim=85.04 Inv. 79.15 (In) Inv. 78.50 (In) Inv. 78.31 (In) Inv. 67.58 (Out)
Exist. Son. Sewer MH-21 Rim
Exist. Type "M" Inlet
Exist. 15" Wide Storm Sewer Easement
Exist. Son. Sewer MH 285 Rim=87.63 Inv. 75.63 (In) Inv. 75.57 (Out)
Exist. Son. Sewer MH 283 Rim=89.73 Inv. 84.04 (In) Inv. 83.32 (Out)
Exist. Son. Sewer MH 287 Rim=75.96 Inv. 66.27 (In) Inv. 65.91 (In) Inv. 65.68 (MH-2) Inv. 65.70 (Out)
Exist. Son. Sewer MH-4 Rim=82.26 Inv. 65.29 (In) Inv. 65.17 (Out)
Exist. Son. Sewer MH-5 Rim=82.99 Inv. 64.97 (In) Inv. 64.85 (Out)
Exist. Water Mh Rim=82.17
Exist. Inlet TG=81.65
Exist. Inlet TG=80.13
Exist. Inlet-7 TG=75.22
Exist. Inlet-8 TG=74.83
Exist. Garage
Exist. Paved Drive
Exist. Paved Street
Exist. Utility Pole, Not Located
PROP. SEWER MANHOLE
Conc. Walk
Gas Line
Junction Box-10
Inlet-2 Inv. 74.18
Inlet-1 Inv. 73.85 (In) Inv. 69.70 (In) Inv. 69.60 (Out)
310 L.F. 8" SDR35 Sewer
118 L.F. 8" Son. Sewer
128 L.F. 8" Son. Sewer
PECO 772472
PECO 771297
PECO 771747D
PECO 719230
R.O.W.
O.W.
U.P.
V21
Light #14440 w/ Light
Light #14441 w/ Light
8"ø DIP
24" W.L.
6" W.L.
8" W.L.
+4.5%
+10.0%
-5.0%
-8.0%
-1.8%
-2.3%
-1.5%
-2.0%
-5.0%
-6.2%
-7.1%
-8.3%
-8.4%
-8.9%
-8.8%
-8.7%
-8.6%
-8.5%
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-8.2%
-8.1%
-8.0%
-7.9%
-7.8%
-7.7%
-7.6%
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-5.7%
-5.6%
-5.5%
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-5.3%
-5.2%
-5.1%
-5.0%
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-4.1%
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-3.4%
-3.3%
-3.2%
-3.1%
-3.0%
-2.9%
-2.8%
-2.7%
-2.6%
-2.5%
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-1.0%
-0.9%
-0.8%
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-0.1%
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3.4%
3.5%
3.6%
3.7%
3.8%
3.9%

MAPLE STREET PROPERTIES (STA #6281)

EXIST. WATER & SEWER SERVICE LOCATIONS FOR LOTS 1–3 ARE APPROXIMATE AND SHALL BE VERIFIED AT TIME OF CONSTRUCTION.

MAPLE STREET

W. FIRST AVENUE

W. ELM STREET S.R. 3013

WOOD STREET (PAPER STREET)

CURB AND SIDEWALK TO BE REPLACE

GARAGE TO INCLUDE MIN. 9X18' PARKING SPACE

5 FT. WIDE PAVED TRAIL

PROP. 18'x46' 828 S.F.

PROP. 18'x46' 759 S.F.

PROP. 1,176 S.F.

T.W.=106.62
G.F.=105.95
B.F.=97.95

10'x10' PATIO

10'x15' PATIO

60 L.F. RET. WALL

21 L.F. 8"ø HDPE

6"H X 1'W 3 STEPS

DEPR. CURB

24 L.F. RET. WALL

BLOW OFF

5 FT. WIDE PAVED TRAIL

T.W.=104.36
B.F.=94.36
G.F.=95.03

T.W.=103.03
B.F.=93.03
G.F.=94.10

T.W.=101.70
B.F.=91.70
G.F.=92.37

T.W.=101.03
B.F.=91.03
G.F.=91.70

T.W.=96.11
G.F.=94.44
B.F.=87.43

T.W.=94.44
G.F.=93.77
B.F.=86.77

T.W.=95.11
G.F.=92.44
B.F.=84.44

T.W.=92.44
G.F.=91.77
B.F.=83.77

T.W.=91.11
G.F.=90.44
B.F.=82.44

SCM 001

SCM 001

SCM 002

5 L.F. 8"ø PVC

5' WIDE SIDEWALK

4" YELLOW OR RED PAINT LINES. 45' 24–INCHES O.C.

END SIDEWALK

RET. WALL

124 L.F. 8" SDR–26 PVC

NO PARKING FIRE LANE SIGN

VARIABLE WIDTH CONSTRUCTION, ACCESS AND GRADING EASEMENT

5' WIDE SIDEWALK

PROP. DROP MANHOLE

Land now or formerly of Conshohocken Borough Parid: 05-00-04092-00-7

Land now or formerly of Conshohocken Borough Parid: 05-00-12110-00-8

Land now or formerly of Maria Joan Dibonato Parid: 05-00-02416-00-9 321 ELM STREET

Land now or formerly of Irwin Roman & Breanne Murray Parid: 05-00-02420-00-3 323 ELM STREET

Land now or formerly of Tyrell M. Labroo Parid: 05-00-02424-00-1 325 ELM STREET

Land now or formerly of Aiden J. Kerrigan Parid: 05-00-02428-00-6 327 ELM STREET

Land now or formerly of Palmina & Sa... Parid: 05-00-... 329 ELM

Land now or formerly of Brian G. Parid: 05-00-... 331 ELM

ADJOINING PROPERTY OWNERS

1. West Elm Alley–4 LLC (Parid: 05-00-06200-00-5) 34 MAPLE STREET
2. SDS LP (Parid: 05-00-06204-00-1) 32 MAPLE STREET
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8. West Elm Alley–5 LLC (Parid: 05-00-06228-00-4) 20 MAPLE STREET
9. John F. & Dorothy L. Golas (Parid: 05-00-06236-00-5) 16 MAPLE STREET
10. Eugenia F. Cassidy (Parid: 05-00-06240-00-1) 14 MAPLE STREET
11. Mark D. Stratton (Parid: 05-00-06244-00-6) 12 MAPLE STREET
12. Jaclyn R. Patterson (Parid: 05-00-06248-00-2) 10 MAPLE STREET
13. RC 2Maple Street LLC (Parid: 05-00-06252-00-7) 2 MAPLE STREET
14. RC 2Maple Street LLC (Parid: 05-00-02396-00-2) 307 W. ELM STREET
15. Cynthia Dodson Montowski (Parid: 05-00-02400-00-7) 309 W. ELM STREET
16. Kevin C. Kelly (Parid: 05-00-02404-00-3) 311 W. ELM STREET
17. Christopher & Elaine Allee (Parid: 05-00-02408-00-8) 315 W. ELM STREET
18. Michael D. Meyers (Parid: 05-00-02412-00-4) 319 W. ELM STREET

ACT 50 UTILITY NOTE

811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE–GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER–GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20243061229.

SOILS DATA

SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:
UugD URBAN LAND–UDORTHENTS, SCHIST AND GNEISS COMPLEX	8 TO 25 PERCENT	10–99" TO LITHIC BEDROCK	20" TO 70"	D

LEGEND

- ADJOINING OWNERS
- SETBACK LINES
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING RIGHT–OF–WAY
- EXISTING DRIVES
- EXISTING OVERHEAD WIRES (O.H.W.)
- EXISTING CURB
- EXISTING CENTERLINE (ROAD CL)
- EXISTING CONCRETE WALKWAY
- UTILITY POLE (UP.)
- EXISTING SIGN
- FIRE HYDRANT (FH)
- CLEAN OUT (CO.)
- WATER VALVE (WV)
- WATER SERVICE (WS)
- PROPOSED SANITARY SEWER (8" SDR–26 PVC)
- PROPOSED UDRAIN (CO. 4"ø UDRAIN)
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN (W)
- PROPOSED WATER SERVICE (WS)
- PROPOSED LATERAL – 4" SDR–26 PVC
- APPROX. LOC. ELECTRIC & COMMUNICATIONS (E/C)
- PROPROSED SIGN

SANITARY SEWER NOTES

1. BYPASS PUMPING SHALL BE REQUIRED DURING INSTALLATION OF THE PROPOSED SANITARY SEWER LATERAL CONNECTION IN MAPLE STREET. A BYPASS PUMPING OR PUMP–AND–HAUL PLAN SHALL BE SUBMITTED TO THE AUTHORITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.
2. A BOROUGH OF CONSHOHOCKEN ROAD OPENING PERMIT SHALL BE ISSUED PRIOR TO CONSTRUCTION.
3. ALL SANITARY SEWER CONNECTIONS TO THE PUBLIC SEWER MAIN ARE REQUIRED TO BE OBSERVED BY A REPRESENTATIVE OF THE BOROUGH OF CONSHOHOCKEN AUTHORITY PRIOR TO BACKFILLING. ANY WORK COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED AND INSPECTED BEFORE ANY OTHER WORK PROCEEDS. THE BOROUGH OF CONSHOHOCKEN AUTHORITY MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
4. WATER LINES AND SANITARY SEWER MAINS AND LATERALS SHALL BE KEPT TEN (10) FEET APART (PARALLEL). SANITARY SEWER MAINS AND LATERALS SHALL, WHEN CROSSING WATER AND STORMWATER LINES, MAINTAIN A MINIMUM OF 18–INCHES VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE). IF THE MINIMUM VERTICAL CLEARANCE CANNOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED. THE SANITARY SEWER PIPE SHALL BE CONCRETE ENCASED TO A MINIMUM OF TEN FEET ON EITHER SIDE OF THE OUTSIDE EDGE OF THE PIPE THE SANITARY SEWER LATERAL IS CROSSING.
5. PROVIDE A MINIMUM OF FOUR FEET (4'–0") OF COVER OVER SANITARY SEWER MAINS AND LATERALS.
6. PLEASE VERIFY THE MATERIAL OF THE EXISTING MANHOLE IN WOOD STREET (PAPER STREET) AT THE PROPOSED SEWER MAIN CONNECTION. IF THE MANHOLE IS OF BRICK CONSTRUCTION, THE MANHOLE IS TO BE REMOVED AND REPLACED WITH A PRECAST CONCRETE MANHOLE; DOGHOUSE MANHOLES SHALL NOT BE PERMITTED.
7. ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR–26 PVC.
8. VERIFY THE MATERIAL OF THE EXISTING MANHOLE NO. 285 IN WOOD STREET (PAPER STREET) AT THE PROPOSED SEWER MAIN CONNECTION. IF THE MANHOLE IS OF BRICK CONSTRUCTION, THE MANHOLE IS TO BE REMOVED AND REPLACED WITH A PRECAST CONCRETE MANHOLE; DOGHOUSE MANHOLES SHALL NOT BE PERMITTED.
9. THE BOROUGH OF CONSHOHOCKEN AUTHORITY PROHIBITS SUMP PUMPS DISCHARGING INTO ANY CONNECTION TO THE PUBLIC SANITARY SEWER SYSTEM.
10. SHOP DRAWINGS SHALL BE SUBMITTED TO THE AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
11. A PRE–CONSTRUCTION MEETING MUST BE SCHEDULED WITH THE AUTHORITY PRIOR TO CONSTRUCTION BUT AFTER SHOP DRAWINGS ARE APPROVED AND ALLREQUIRED ITEMS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE AUTHORITY.

GRAPHIC SCALE
20 0 10 20 40 60

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	MJP	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

UTILITY PLAN
FOR THE
MAPLE STREET PROPERTIES
PREPARED FOR
MECKA PROPERTIES LLC
SITE SITUATE IN
CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PA

S T A Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679–0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL: 1" = 20'	M.J.P.	S.A.R.	11 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281UT	

MAPLE STREET

W. FIRST AVENUE

W. ELM STREET S.R. 3013

WOOD STREET
(PAPER STREET)

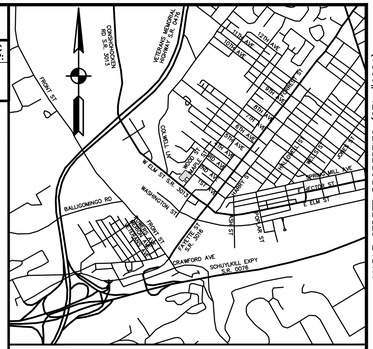
LIMIT OF DISTURBANCE
(1.13 AC.)

260 L.F. 24"ø COMPOST
FILTER SOCK

SF SF SF SF SF SF SF SF

SOILS DATA

SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:
UugD URBAN LAND–UDORTHENTS, SCHIST AND GNEISS COMPLEX	8 TO 25 PERCENT	10–99" TO LITHIC BEDROCK	20" TO 70"	C



SITE LOCATION MAP 1"=2000'

MAPLE STREET PROPERTIES (STA #6281)

LEGEND

DENOTES STRUCTURES AND DRIVEWAYS TO BE DEMOLISHED/REMOVED

ACT 50 UTILITY NOTE

811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE–GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER–GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20243061229.

COMMONWEALTH OF PENNSYLVANIA
SUSAN ANN RICE
ENGINEER
PE074308

20 0 10 20 40 60
GRAPHIC SCALE

2	ADM	PER VARIOUS REVIEWS	MAY 11, 2026
1	MJP	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

E&S DEMOLITION PLAN

FOR THE

MAPLE STREET PROPERTIES

PREPARED FOR

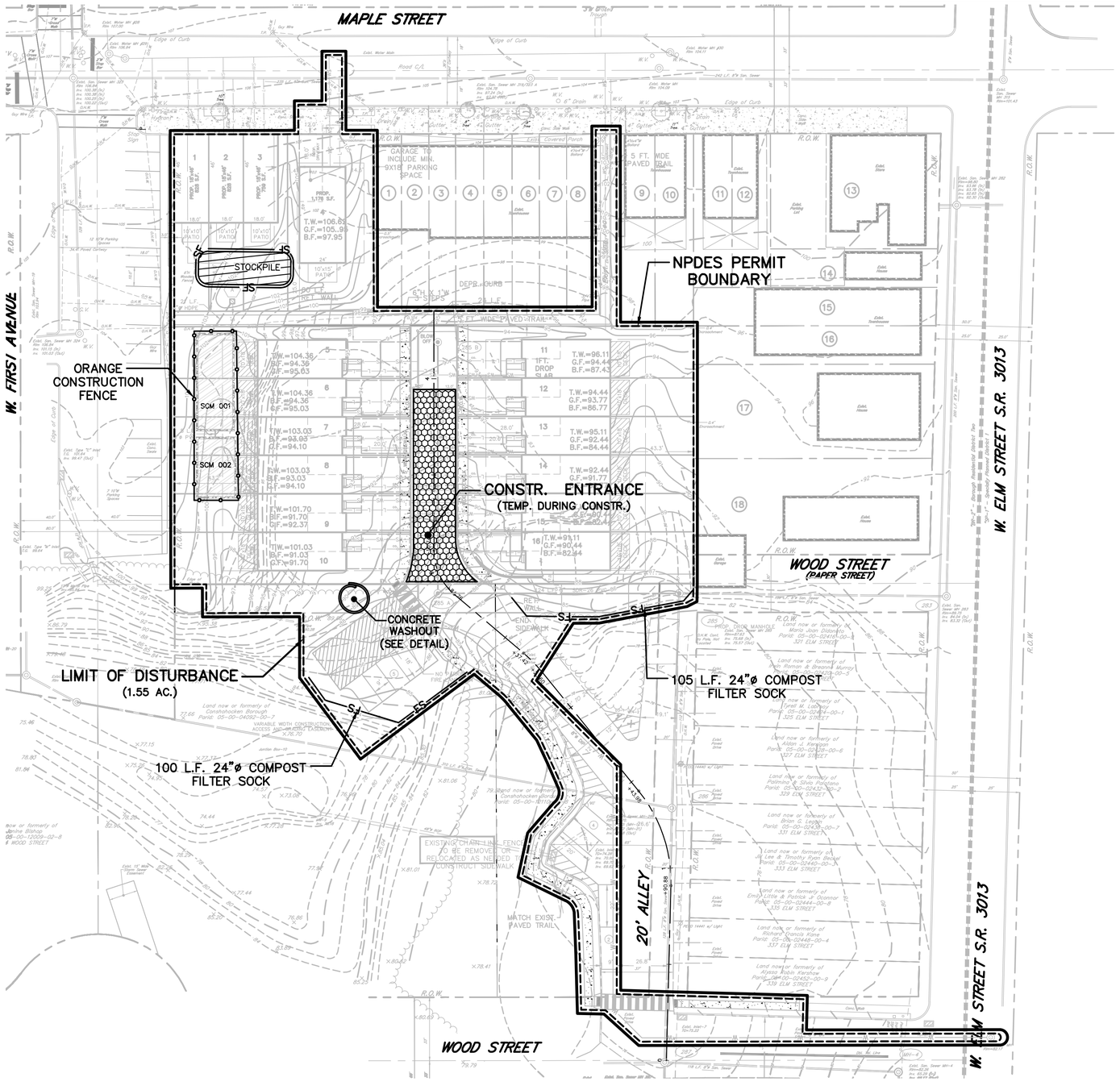
MECKA PROPERTIES LLC

SITE SITUATE IN

CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679–0200; www.stotac.com

PLAN SCALE HORIZONTAL:	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1" = 20'	M.J.P.	S.A.R.	12 OF 24
	PROJECT NUMBER: 6281	DRAWING FILE NUMBER: 6281ES–DEMO	



LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS (Absence of an X does not mean "No Potential Limitation")
NOTE: THIS IS NOT NECESSARILY AN ALL-INCLUSIVE LIST.

SOIL NAME	SOIL SYMBOL	DEPTH TO SEASONAL HIGH WATER TABLE	DEPTH TO BEDROCK	REACTION (pH)	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDRIC/ HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
Urban Land Urorthents	UugD	6.7+	1.7 – 8.3	4.5 – 8.4 4.5 – 8.4	X	C/S	X	X				X	X		X	X				

Limitations for site soils will be resolved as suggested in the following table:

CHARACTERISTICS	RESOLUTIONS
SHALLOW DEPTH TO SEASONAL HIGH-WATER TABLE/WETNESS	PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITY EFFECTIVE SITE GRADING UNDERDRAINS WITHIN ROADWAYS, AS NEEDED BASEMENT DRAINS AND SUMP PUMPS
SHALLOW DEPTH TO BEDROCK	LIMIT EXCAVATION DEPTHS WHERE POSSIBLE. PERFORM BLASTING WHERE RIPPER TEETH ON EXCAVATING EQUIPMENT CANNOT REMOVE MATERIAL BY MECHANICAL MEANS
HIGH ACIDITY (ph LOWER THAN 5.5)	SOIL TESTS INCREASE SOIL NUTRIENTS ADJUSTING SOIL ph SELECT TOLERANT SPECIES FERTILIZE-MULCH-LIME
CUTBANKS CAVE	FOLLOW OSHA STANDARDS AND REGULATIONS AT ALL TIMES SAFEGUARD WORKERS DURING TRENCHING AND EXCAVATION OPERATIONS
CORROSIVE TO CONCRETE/STEEL	COAT UNDERGROUND PIPES, CONDUITS AND TANKS WITH NON-CORROSIVE MATERIALS
DROUGHTY	SELECT TOLERANT SPECIES WATERING WHERE NECESSARY
EASILY ERODIBLE	DISCHARGE TO EROSION AND SEDIMENT CONTROL BMP STABILIZE SLOPES AND CHANNELS WITH EROSION CONTROL MATTING AND VEGETATION STABILIZE DISTURBED AREAS IMMEDIATELY
HYDRIC INCLUSIONS	DELINEATE WETLANDS PROTECT WETLANDS OBTAIN PERMIT(S)
LOW STRENGTH/LANDSLIDE PRONE SHRINK/SWELL	USE SUITABLE MATERIAL THAT COMPLIES WITH COMPACTION REQUIREMENTS AND MINIMIZES EROSION PROPERLY DRAIN AND COMPACT SOILS FOLLOW OSHA GUIDELINES
SLOW PERCOLATION	SOIL AMENDMENTS MRC STORMWATER MANAGEMENT FACILITIES
PIPING	USE ALTERNATE SOILS FOR BACKFILL USE CONCRETE CRADLE, ANTI-SEEP COLLAR, FILTER DIAPHRAM OR OTHER ACCEPTABLE DEVICE WHEN BACKFILLING AROUND BASIN OUTFALL PIPES
POOR SOURCE OF TOPSOIL	SOIL TESTS TO DETERMINE IF AMENDMENTS ARE NEEDED IMPORT GOOD TOPSOIL
WINTER GRADING FROST ACTION	SELECT FILL MATERIAL FROM OTHER AREAS OF SITE LIMIT EARTH MOVING ACTIVITIES IN WINTER MONTHS DO NOT PERFORM GRADING IN FROZEN SOILS
POTENTIAL SINKHOLE	PERFORM SOIL PREPARATION ACTIVITIES – WICK DRAIN AND DYNAMIC COMPACTION – TO PREPARE SITE FOR CONSTRUCTION

RECYCLING STATEMENT

INDIVIDUALS RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHOULD BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL.

DUST CONTROL NOTES

1. DUST CONTROL MEASURES SHOULD BE IMPLEMENTED TO HELP REDUCE SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES.
2. THE FOLLOWING METHODS CAN BE USED TO MANAGE DUST:
   a. MINIMIZE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME DURING CONSTRUCTION.
   b. APPLY TEMPORARY STABILIZATION FOR DISTURBED AREAS.
   c. SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST.
   d. VEGETATE DISTURBED AREAS AS SOON AS POSSIBLE.
   e. IMMEDIATELY MULCH DISTURBED AREAS.

CRITICAL STAGES OF SCM CONSTRUCTION

THE FOLLOWING STORMWATER MANAGEMENT SCM's SHALL HAVE CONSTRUCTION OVERSIGHT:

–INFILTRATION SCM 001 & 002

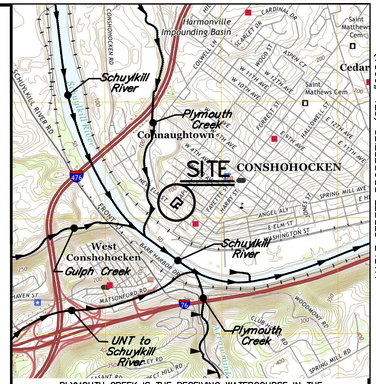
ACT 50 UTILITY NOTE

811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE–GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER–GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20243061229.

SOILS DATA

SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:
UugD URBAN LAND–UDORTHENTS, SCHIST AND GNEISS COMPLEX	8 TO 25 PERCENT	10–99" TO LITHIC BEDROCK	20" TO 70"	D



PLYMOUTH CREEK IS THE RECEIVING WATERCOURSE IN THE SCHUYLKILL RIVER WATERSHED. THE CHAPTER 93 CLASSIFICATION FOR PLYMOUTH CREEK IS WWF, MF.

E&S LEGEND

- ADJOINING OWNERS
- EXISTING CONTOURS – MINOR — 290 —
- EXISTING CONTOURS – MAJOR — 295 —
- PROPOSED CONTOURS – MINOR — 290 —
- PROPOSED CONTOURS – MAJOR — 292 —
- SETBACK LINES
- EXISTING CONCRETE CURB
- EXISTING RIGHT–OF–WAY
- EXISTING CENTERLINE
- EXISTING DRIVES
- TEMPORARY CONTOURS — 130 —
- SEDIMENT BASIN/TRAP SHED LINE
- COMPOST FILTER SOCK — FS —
- FILTREXX DIVERSION BERM — DB —
- 18" SILT FENCE — SF —
- ORANGE CONSTRUCTION FENCE
- LIMIT OF DISTURBANCE
- NPDES PERMIT BOUNDARY
- TREE PROTECTION FENCE — X — X —
- BAFFLE
- STOCKPILE AREA
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- INLET PROTECTION
- SWALE LINING
- EROSION CONTROL BLANKET (E.C.B.)

COMMONWEALTH OF PENNSYLVANIA
SUSAN ANN RICE
ENGINEER
PE074908

GRAPHIC SCALE
30 0 15 30 60 90

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

E&S PLAN
AS PART OF
MAPLE STREET PROPERTIES
PREPARED FOR
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	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281ES	

MAPLE STREET PROPERTIES (STA #6281)

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 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 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, OR UNDISTURBED VEGETATED AREAS.

14. 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 EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

15. 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.

16. 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 SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATERS.

17. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.

18. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM OF 3 TO 5 INCHES PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 8 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.

19. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILLS INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

21. 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.

22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

23. FILLS SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

25. 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.

26. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREA, DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVED 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.

27. 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.

28. 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.

29. 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.

30. 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 THE 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.

31. 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.

32. 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.

33. 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.

34. SEDIMENT BASINS SHALL AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.

35. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA GUIDELINES AND THE HEALTH AND SAFETY REQUIREMENT OF THE OWNER. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING EXCAVATIONS DURING THE PERIOD OF CONSTRUCTION. CONTROL OF GROUNDWATER SEEPAGE AND STORMWATER RUNOFF INTO EXCAVATIONS SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

36. APPLICATIONS AND/OR OPERATORS MUST IMPLEMENT ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT ALL FILL MATERIAL QUALIFIES AS CLEAN FILL. IF BROUGHT FROM OFF-SITE, FILL MUST BE CERTIFIED CLEAN FILL.

37. TO THE BEST OF OUR KNOWLEDGE, NO SPECIAL GEOLOGIC FORMATIONS OR SOIL CONDITIONS HAVING THE POTENTIAL TO CAUSE POLLUTION TO SURFACE WATERS EXIST AT THE SITE.

38. THERMAL IMPACT: DURING CONSTRUCTION STORMWATER RUNOFF IS FILTERED THROUGH ON-SITE BMP'S TO THE MAXIMUM EXTENT POSSIBLE TO AVOID THERMAL IMPACTS. RUNOFF IS FILTERED THROUGH COMPOST FILTER SOCKS PROVIDING AN OPPORTUNITY FOR WATER TO COOL, THEN FLOWING THROUGH EXISTING PROTECTED WOODED AREA BEFORE REACHING THE EXISTING STREAM CHANNEL.

CONSTRUCTION SEQUENCE

CONSTRUCTION SEQUENCE NOTES:

- 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 designated licensed professional and a representative from the Montgomery County Conservation District to an on-site pre-construction meeting.

- Critical stages as noted throughout the construction sequence are defined as sequence steps that require the permittee to provide engineering construction oversight. A licensed professional engineer knowledgeable in the design and construction of stormwater SCM's, preferably the design engineer, shall conduct the oversight.

- 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.

- All earth disturbance activities shall proceed in accordance with the construction sequence. Each step of the sequence shall be completed before proceeding to the next step, except where noted. Deviation from the sequence must be approved by the Montgomery County Conservation District or by the department prior to implementation.

- Any cessation of activity for 4 days or longer requires temporary stabilization.

- As soon as slopes, channels, ditches and other disturbed areas reach final grade, they must be permanently stabilized immediately.

- Perimeter compost filter sock to be installed by clearing area for sock and installing sock immediately or by clearing and installing sock as you go. No disturbed area should be left without perimeter controls. Sock shall be installed to minimize existing tree removal to the greatest extent possible.

CONSTRUCTION SEQUENCE:

1. Field-mark the limits of disturbance prior to disturbance activities (i.e. survey stakes, posts & rope, construction fence, etc.) in accordance with the erosion and sediment control plan.
2. Clear, grub and strip topsoil in the area proposed for the construction entrance. Install the temporary stone construction entrance/tire cleaners in accordance with the construction detail. Note: use existing paved driveway until driveway is demolished and Road A is rough graded.
3. Install compost filter sock as shown on the erosion and sediment control plan.
4. Install orange construction fence for SCMs 001 and 002 as shown.
5. Upon installation and stabilization of all perimeter sediment control SCM's and at least 3 days prior to proceeding with the riparian corridor earth disturbance activities, the permittee or co-permittee shall provide notification to the department or authorized conservation district.
6. Remove existing structures and pavement and dispose of waste materials in accordance with federal, state and local rules and regulations. Existing paved driveway to be used as construction entrance until the driveway is demolished and Road A is rough graded.
7. Strip any remaining topsoil within the LOD and stockpile. Stabilize stockpile and protect with compost filter sock. Clear and grub any remaining areas left to be disturbed.
8. Rough grade the site and pad out the building area.
9. Install utilities (water, electric, gas, cable, etc.) in accordance with the following considerations:
   a. Trenches shall be backfilled above the original ground level to allow for settlement and to prevent runoff from following the trench line when backfill settles.
   b. Apply soil supplements, seed and mulch as required.
   c. The total length of excavated trench open at any one time should not be greater than the total length of utility line that can be placed in the trench and backfilled in one working day.
   d. No more than 50 lineal feet of open trench should exist when utility line installation ceases at the end of the workday.
10. Construction of dwellings can begin. Install on-lot sediment controls in accordance with construction details #10-1, #10-2 or #10-3, as applicable, prior to construction on each lot. If driveway is not stabilized, access to the constructed units shall be stabilized to a minimum of a stone base for construction vehicle access. Construct buildings, install utilities, sidewalks and driveway paving, retaining wall and paved trail.
11. Replace topsoil equal to pre-development depths or to a minimum depth of 6-in., whichever is greater. And finish grade, wherever and whenever possible. Seed and mulch each area of disturbance immediately after construction is completed. No more than 15,000 s.f. of disturbed area shall reach final grade before initiating seeding and mulching operations. Graded areas should be scarified or otherwise loosened to a depth of 3- to 5-inches prior to topsoil placement.
12. Install trees and shrubs wherever and whenever possible in accordance with the PCSM Landscape Plan and details.
13. Perform final landscaping operations. In such cases, permanently seed and mulch disturbed areas. Seeding shall follow fertilization and seeding rates specified in seeding specification chart. If finish grading is not practical, temporarily seed all disturbed areas.

NOTE: THE MONTGOMERY COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED PRIOR TO THE INSTALLATION OF SCM 001 & 002 OR REMOVAL OF PRIMARY EROSION AND SEDIMENT CONTROL SCMS.

14. When areas upstream of SCMs 001 & 002 are permanently stabilized, install SCMs in accordance with the following sequence and the construction details:
   a. Notify Conshohocken Borough and the Conservation District prior to construction.
   b. A licensed professional engineer (or authorized representative) knowledgeable in the design and construction of stormwater SCMs, preferably the design engineer, shall conduct the oversight during installation.
   c. Install the SCM during final phases of site construction to prevent sedimentation and/or damage from construction activity. After installation, prevent sediment-laden water from entering via overland, inlets and pipes.
   d. Install and maintain proper E&S SCMs during construction.
   e. Infiltration verification testing is required at the time of excavation of the SCM bottom area.
   f. StormTank (or approved equal) Assembly:
      i. Modules are delivered to the site as palletized components requiring simple assembly. No special equipment, tools or bonding agents are required; only a rubber mallet. A single worker can typically assemble a module in two minutes.
   g. Basin excavation
      i. Stake out and excavate to elevations per approved plans.
      Excavation Requirements:
      i. Sub-grade excavation must be a minimum of 6" below design Module invert.
      ii. The excavated area must be a minimum of 12" beyond the StormTank dimensions in each length and width to allow for adequate placement of side backfill material.
      iii. Remove objectionable material encountered within the excavation, including protruding material from the walls.
      iv. Furnish, install, monitor and maintain excavation support (e.g., shoring, bracing, trench boxes, etc.) as required by Federal, State and Local Laws, Ordinances, Regulations and Safety Requirements.
      v. Once SCM bottom area is fully excavated, infiltration verification testing must be performed prior to installation of the SCM.
   h. Sub-grade requirements
      i. Sub-grade shall be unfrozen, level (plus or minus 1%), and free of lumps or debris with no standing water, mud or muck. Do not use materials nor mix with materials that are frozen and/or coated with ice or frost.
      ii. Unstable, unsuitable and/or compromised areas should be brought to the Engineer's attention and mitigating efforts determined prior to compacting the sub-grade.
      iii. Sub-grade must be compacted to 95% Standard Proctor Density or as approved by the Engineer of Record. If code requirements restrict subgrade compaction, it is the requirement of the geotechnical Engineer to verify that the bearing capacity and settlement criteria for support of the system are met.
   i. Leveling bed installation
      i. Install geotextile fabric and/or liner material, as specified
         i. Geotextile fabric shall be placed per manufacturer's recommendations.
         ii. Additional material to be utilized for wrapping above the system must be protected from damage until use.
      ii. After the geotextile is secured, place a minimum 6" Leveling Bed.
         i. Material should be a ¾" angular stone meeting Appendix B - Acceptable Fill Material.
         ii. Material should be raked free of voids, lumps, debris, sharp objects and plate vibrated to a level with a maximum 1% slope.
      iii. Correct any unsatisfactory conditions.
   j. StormTank module placement
      i. Install geotextile fabric and/or liner material as specified.
         i. Geotextile fabric shall be placed per manufacturer's recommendations.
         ii. Additional material to be utilized for wrapping above the system must be protected from damage until use.
      ii. Mark the footprint of the modules for placement.
         i. Ensure module perimeter outline is square or similar prior to Module placement.
         ii. Care should be taken to note any connections, ports or other irregular units to be placed.
      iii. Install the individual modules by hand, as detailed below.
         i. The modules should be installed as shown in the StormTank submittal drawings with the short side of perimeter modules facing outward, except as otherwise required.
         ii. Make sure the top/bottom plates are in alignment in all directions to within a maximum ¼".
      iii. For double stack configurations:
         a. Install the bottom module first. DO NOT INTERMIX VARIOUS MODULE HEIGHTS ACROSS LAYERS. Backfilling prior to proceeding to second layer is optional.
         b. Insert stacking pins (2 per module) into the top plate of the bottom module.
   c. Place the upper module directly on top of the bottom module in the same direction, making sure to engage the pins.
      iv. Install the modules to completion, taking care to avoid damage to the geotextile and/or liner material.
      v. Locate any ports or other penetration of the StormTank
         a. Install ports/penetrations in accordance with the approved submittals, contract documents and manufacturer's recommendations.
      vi. Upon completion of module installation, wrap the modules in geotextile fabric and/or liner.
         a. Geotextile fabric shall be wrapped and secured per manufacturer's recommendations.
         b. Seal any ports/penetrations per manufacturer's requirements.
   k. Side backfill placement
      i. Inspect all geotextile, ensuring that no voids or damage exists; which will allow sediment into the StormTank system.
      2. Adjust the stone/soil interface geotextile along the side of the native soil to ensure the geotextile is taught to the native soil.
      3. Once the geotextile is secured, begin to place the side backfill.
         i. Material should be a ¾" angular stone meeting Appendix B - Acceptable Fill Material.
         ii. Backfill sides "evenly" around the perimeter without exceeding single 12" lifts.
         iii. Place material utilizing an excavator, dozer or conveyor boom.
         iv. Utilize a plate vibrator to settle the stone and provide a uniform distribution.
         Note: Do not apply vehicular load to the modules during placement of side backfill. All material placement should occur with equipment located on native soil surrounding the system.
   l. Top backfill (stone)
      i. Begin to place the top backfill
         i. Material should be a ¾" angular stone meeting Appendix B - Acceptable Fill Material.
         ii. Place material utilizing an excavator, dozer or conveyor boom (Appendix C - Material Placement) and use a walk-behind plate vibrator to settle the stone and provide an even distribution. DO NOT DRIVE ON THE MODULES WITHOUT A MINIMUM 12" COVER.
      2. Upon completion of top backfilling, wrap the system in geotextile fabric and/or liner per manufacturer's recommendations.
      3. Install metallic tape around the perimeter of the system to mark the area for future utility detection.
   m. Suitable compactable fill - vegetated areas
      i. Place fill onto the geotextile.
         i. Maximum 12" lifts, compacted with a vibratory plate or walk behind roller to a minimum of 90% Standard Proctor Density.
         ii. The minimum top cover to finished grade should not be less than 24" and the maximum depth from final grade to the bottom of the lowest module should not exceed 11'.
      2. Finish to the surface and complete with vegetative cover.
   n. Do not remove erosion and sediment control measures until site is fully stabilized.
   o. Complete SCM Certification form and submit to MCCD within 30 days of completion.

15. Simultaneously with SCM installation, construct all storm sewer connections with structures and piping.
16. After all construction work is completed, install final paving, permanent striping and signage.
17. Upon final stabilization, remove all other temporary sediment controls. An area shall be considered to have achieved final stabilization when it has minimum uniform 70 % perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
18. Critical Stage - The site engineer shall inspect the PCSM SCM to ensure that the SCM has not been impacted by construction activities. Completion of the Notice to New Property Owners of PCSM SCMs "New Property Owner Notification Form" shall be provided for the property owners of Lots 5 through 8. O&M Requirements shall be provided to the HOA.
19. Within 30 days after the completion of earth disturbance activities authorized by this permit, including the permanent stabilization of the site and proper installation of PCSM SCM's in accordance with the approved PCSM plan, or upon submission of the not 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. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the permit and approved E&S and PCSM plans.
20. Upon completion of all certifications and final inspection, the permittee or co-permittee shall submit a Notice of Termination (NOT) to the Conservation District.

ANY SEDIMENT CONTROL, SUCH AS COMPOST FILTER SOCK, ROCK FILTER, OR INLET FILTER MUST NOT BE REMOVED UNTIL ALL VEGETATION (UPSTREAM OF THAT PARTICULAR CONTROL) HAS BEEN RE-ESTABLISHED.

ANY AREA (S) DISTURBED DURING THE REMOVAL OF SEDIMENT CONTROLS SHALL BE IMMEDIATELY RE-STABILIZED.

E&S MAINTENANCE PROGRAM AND NOTES

During construction, maintenance of the control facilities will be the responsibility of the general contractor. Erosion and sediment control (E&SC) BMPs will be inspected weekly or after each erosion-producing storm event, and cleaned and repaired as necessary. After completion and acceptance of construction, the property owners will be responsible for the maintenance of the control facilities, essentially ground cover. Disturbed areas of the topsoil stockpile will be reseeded with temporary seeding in accordance with specifications for seeding and soil supplements as shown on the plans.

Until the site is stabilized, all E&SC BMPs shall be maintained properly. Maintenance shall include inspections of all E&SC 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&SC BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be required.

A Qualified Inspector shall perform weekly site inspections and post-rain event inspections per the new NPDES guidelines.

A log showing dates that E&SC 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.

All sediment removed during maintenance and cleaning of E&SC BMPs shall be incorporated into the fine grading upstream from a sediment control device, outside of steep slopes, wetlands, floodplains or drainage swales and within the limit of disturbance, or otherwise disposed of in the manner described on the plan drawings.

Compost Filter Sock - installed at the location(s) shown on the approved plans.

- The sock installation must be inspected weekly and after each runoff event. Any necessary repairs or replacement to be made within 24 hours.
- Accumulated sediment will be removed as required to keep the sock functional. In all cases deposits must be removed where accumulations reach ½ the above ground height of the barrier.
- Adhere to any manufacturer's recommendations for replacing compost filter sock for any reason.

Construction Entrance - install at the location(s) shown on the approved plans.

- Construction entrance to be inspected weekly and after each runoff event. Perform daily and as needed street sweeping to ensure sediment is removed from existing roadways.
- The structure's thickness will be constantly maintained to the specified dimensions by adding rock. A stockpile of rock material will be maintained on the site for this purpose. At the end of each construction day, all sediment deposited on public roads will be removed and returned to the construction site. Washing the roadway with water is not permitted.

Pumped Water Filter Bag - utilize as dictated by work area conditions.

- Pumped water filter bag to be inspected daily and after each runoff event.
- Refer to details on plan drawings for maintenance requirements.

Sump Pit - utilize in conjunction with pumped water filter bag.

- Sump pit to be inspected at least weekly and after each runoff event.
- Refer to details on plan drawings for maintenance requirements.

Concrete Washout - install at the location(s) shown on the approved plans.

- Concrete washout to be inspected at least weekly and after each runoff event.
- Refer to details on plan drawings for maintenance requirements.

Erosion Control Blankets - install at the location(s) shown on the approved plans.

- Erosion control blankets to be inspected at least weekly and after each runoff event.
- Refer to details on plan drawings for maintenance requirements / specifications as shown on the approved plans.

Rock Filter Outlet - utilize as dictated by work area conditions.

- Rock filter outlet to be inspected at least weekly and after each runoff event.
- Refer to details on plan drawings for maintenance requirements.

Vegetated Channel - install at the location(s) shown on the approved plans.

- Vegetated channel to be inspected at least weekly and after each runoff event.
- Refer to details on plan drawings for maintenance requirements.

Riprap Apron - install at the location(s) shown on the approved plans.

- Riprap apron to be inspected at least weekly and after each runoff event.
- Refer to details on plan drawings for maintenance requirements.

NOTE: WHEN A DISTURBED AREA IS TO BE STABILIZED BY VEGETATION, NO MORE THAN 15,000 S.F. SHALL REMAIN BARE, GRADE WITHOUT BEING SEEDED AND MULCHED, WAITING UNTIL EARTHMOVING ACTIVITIES ARE COMPLETED BEFORE SEEDING AND MULCHING OPERATIONS ARE COMPLETED IS NOT RECOMENDED.

TABLE 11.2 SOIL AMENDMENT APPLICATION RATE EQUIVALENT

SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 S.F.	PER 1,000 S.Y.	
AGRICULTURAL LIME	6 TONS	240 lb.	2,480 lb.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
10-20-20 FERTILIZER	1,000 lb.	25 lb.	210 lb.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
TEMPORARY SEEDING APPLICATION RATE				
AGRICULTURAL LIME	1 TON	40 lb.	410 lb.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
10-10-10 FERTILIZER	500 lb.	12.5 lb.	100 lb.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES

Adopted from Penn State, "Erosion Control and Conservation Plantings on Noncropland"

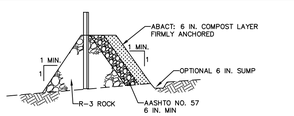
NOTES: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF THIS CHAPTER MAY BE SUBSTITUTED FOR THE SOIL AMENDMENTS SHOWN IN THIS TABLE.

SOIL TESTING IS RECOMMENDED IN ORDER TO DETERMINE APPROPRIATE LIME AND FERTILIZATION RATES.

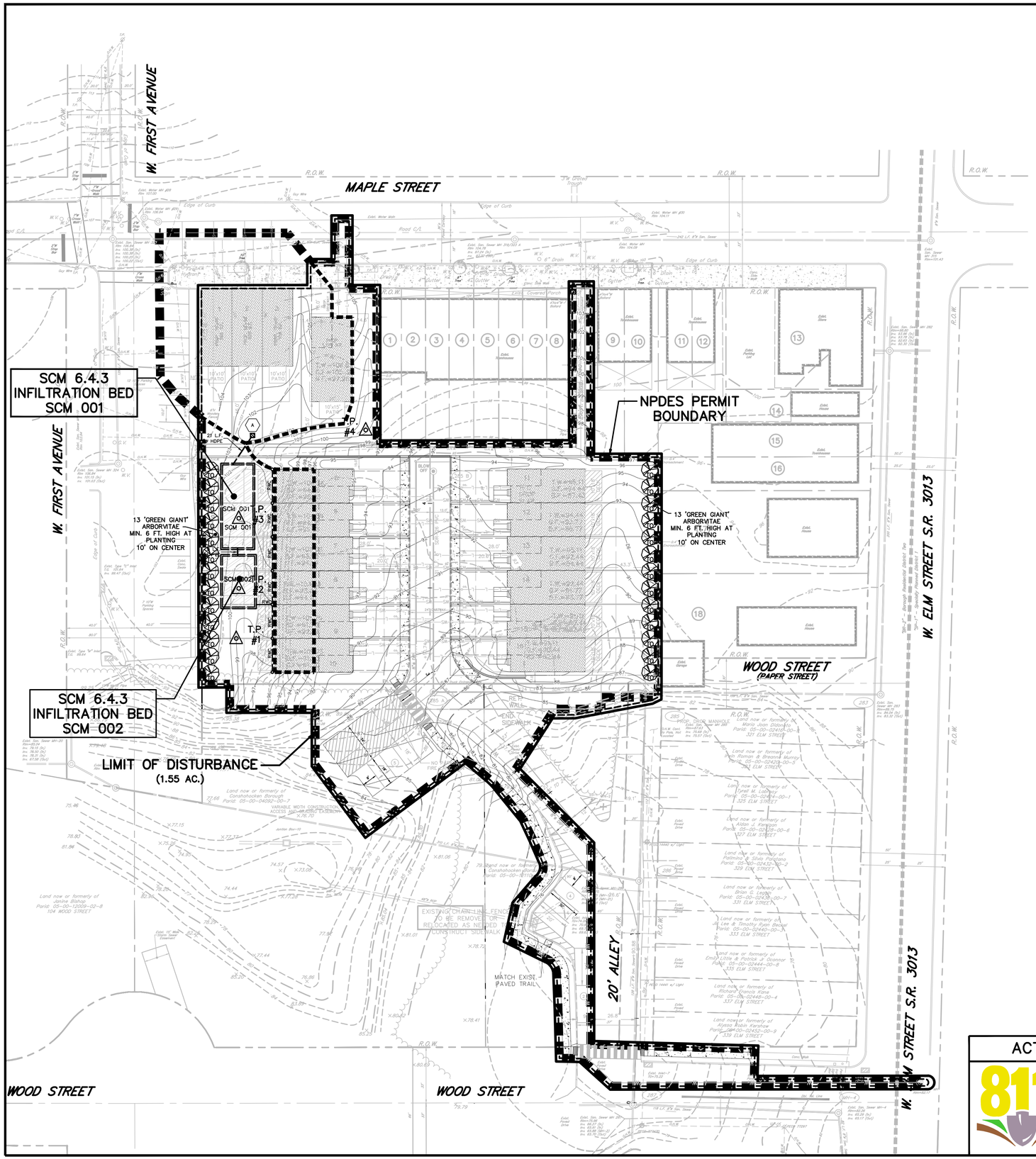
TABLE 11.6 MULCH APPLICATION RATES

MULCH TYPE	APPLICATION RATE (MIN.)			NOTES
	PER ACRE	PER 1,000 S.F.	PER 1,000 S.Y.	
STRAW	3 TONS	140 lb.	1,240 lb.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 lb.	1,240 lb.	TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES
WOOD CHIPS	4-6 TONS	185-275 lb.	1,650-2,500 lb.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES
HYDROMULCH	1 TON	47 lb.	415 lb.	SEE LIMITATIONS ABOVE

1. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL – ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO AREAS WITH SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.
2. POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS OR WHEN DURING DRY WEATHER AND A SOIL TEMPERATURE HIGHER THAN 45 DEGREES ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDED AREAS AND AT CRESTS OF RIDGES AND SLOPES TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.
3. SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
4. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
5. SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5% WOOD FIBER HYDROMULCH MUST BE APPLIED WITH EITHER STICKER SPREADER OR A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB/ACRE AT A MINIMUM.



OUTLET CROSS-SECTION



STORMWATER PLAN ACKNOWLEDGEMENTS

(1)
"(_____), ON THIS DATE (_____), HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. (_____)."

(2)
CERTIFICATE, SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL, INDICATING COMPLIANCE WITH THE PROVISIONS OF THIS CHAPTER: "(DESIGN ENGINEER), ON THIS DATE (_____), HAS REVIEWED AND HEREBY CERTIFIED THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BOROUGH OF CONSHOHOCKEN STORMWATER MANAGEMENT ORDINANCE."

(3)
"(_____ _____), ON THIS DATE (SIGNATURE DATE), ACKNOWLEDGES THE STORMWATER BMPS AND MANAGEMENT FACILITIES TO BE A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE BOROUGH OF CONSHOHOCKEN OF A REVISED PLAN, WHICH SHALL BE APPLICABLE TO ALL FUTURE LANDOWNERS."

CRITICAL STAGES OF SCM CONSTRUCTION

THE FOLLOWING STORMWATER MANAGEMENT SCM's SHALL HAVE CONSTRUCTION OVERSIGHT:

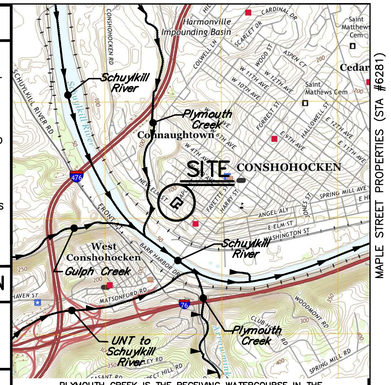
–INFILTRATION SCM 001 & 002

CONTRACTOR AND/OR OWNERS UTILITY RESPONSIBILITY

UNDERGROUND PUBLIC AND/OR PRIVATE UTILITIES ON SAID PROPERTY, PERTAINING, TO OR ADJOINING SAID PROPERTY NEED TO BE VERIFIED, MARKED, LOCATED AND PHYSICALLY LOCATED IN THE FIELD PRIOR TO ANY EXCAVATION AND PRIOR TO CONSTRUCTION. THIS IS THE CONTRACTORS RESPONSIBILITY.

RECYCLING STATEMENT

IF NECESSARY, SEDIMENT SHOULD BE REMOVED WHEN THE BMP'S ARE THOROUGHLY DRY. TRASH AND DEBRIS REMOVED FROM THE SITE SHOULD BE DEPOSITED ONLY AT SUITABLE DISPOSAL/RECYCLING SITES AND MUST COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL WASTE REGULATIONS. IN THE CASE WHERE A BMP IS USED FOR SEDIMENT CONTROL, IT SHOULD BE REGRADED AND RESEEDED IMMEDIATELY AFTER CONSTRUCTION HAS CONCLUDED.



MAPLE STREET PROPERTIES (STA #6281)

LEGEND

- ADJOINING OWNERS
- SETBACK LINES
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING EDGE OF ROAD
- EXISTING RIGHT–OF–WAY
- EXISTING CENTERLINE
- EXISTING DRIVES
- EXISTING EXISTING SOILS — BbB, AbB
- EXISTING TREE ROW
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING WATER MAIN — Water Main
- EXISTING GAS MAIN — Gas Main
- EXISTING WATER SERVICE
- EXISTING OVERHEAD WIRES — OHW
- PROPOSED CONTOUR (MINOR) — 222
- PROPOSED CONTOUR (MAJOR) — 230
- PROPOSED STORM SEWER
- PROPOSED EDGE OF ROAD
- PROPOSED DRIVEWAY
- PROPOSED WATER SERVICE — WS
- PROPOSED GAS SERVICE — G
- PROPROSED ELECTRIC LINE — E
- PROPOSED LATERAL — L
- PROJECT SITE BOUNDARY
- LIMIT OF DISTURBANCE
- POST–DEVELOPMENT OVERALL
- SWM FACILITY WATERSHED BOUNDARY
- TEST PIT LOCATION
- ANALYSIS POINT

30 0 15 30 60 90
GRAPHIC SCALE

EVERGREEN TREES — EVERGREEN TREES

TOTAL	KEY	BOTANICAL NAME / COMMON NAME
26	TO	THUJA 'GREEN GIANT' / GREEN GIANT ARBORVITAE

8 FOOT HEIGHT – REQUIRED

TOTAL: 26 EVERGREEN TREES PROVIDED

SOILS DATA

SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:
UugD URBAN LAND–UDORTHENTS, SCHIST AND GNEISS COMPLEX	8 TO 25 PERCENT	10–99" TO LITHIC BEDROCK	20" TO 70"	D

ACT 50 UTILITY NOTE

811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE–GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER–GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20243061229.

NOTES

1. REFER TO APPENDIX D – STORM SEWER CALCULATIONS OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN NARRATIVE FOR PEAK FLOWS FOR THE STORMWATER CONVEYANCE SYSTEM.
2. ROOF DRAINS SHOULD BE DISCHARGED TO VEGETATIVE SURFACES AND CONTAIN APPROPRIATE MEASURES TO PREVENT CLOGGING BY VEGETATION.
3. GAS, ELECTRIC, AND TELECOM LOCATIONS UNKNOWN AT THIS TIME, BUT WILL BE INSTALLED WITHIN AND ALONG ROADWAYS WHICH ARE WITHIN THE LIMITS OF DISTURBANCE. ALL UTILITY CONNECTIONS SHOULD BE AND ARE EXPECTED TO OCCUR WITHIN THE LIMITS OF DISTURBANCE.

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

PCSM PLAN– RECORD SHEET 5 OF 7

AS PART OF

MAPLE STREET PROPERTIES

PREPARED FOR

MECKA PROPERTIES LLC

SITE SITUATE IN

CONSHOHOCKEN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA

S T A Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679–0200; www.stotac.com

PLAN SCALE HORIZONTAL:	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=30'	M.J.P.	S.A.R.	15 OF 24
	PROJECT NUMBER: 6281	DRAWING FILE NUMBER: 6281PCSM	

POST-CONSTRUCTION STORMWATER MANAGEMENT OPERATION & MAINTENANCE NOTES

1. SCM DESCRIPTIONS:

   The primary SCM's proposed for the development site consists of the following:

   Structural SCM's

   SCM 6.4.3 Infiltration Bed SCM 001 & SCM 002

2. GENERAL SCM OPERATION, MAINTENANCE, INSPECTION AND CERTIFICATION NOTES:

   At such time that the site is stabilized and the temporary during construction erosion and sediment controls are removed, the permanent non-structural and structural SCM's will be installed and functioning. The structural SCM's are intended to be permanent facilities that mitigate peak flows and address minimal volume control in addition to promoting water quality.

   General Maintenance – The stormwater management BMP's, although located on individual lots, shall be owned and maintained by a Homeowners Association (HOA) in perpetuity. The HOA shall conduct maintenance on a short-term and long-term schedule in accordance with the maintenance procedures outlined in this narrative and on the PCSM plans. Until such time that the site is fully established and operational, the developer and/or permittee shall perform the required maintenance of the stormwater management BMP's. In addition to the procedures outlined in the narrative and on the plans, the HOA shall be responsible to make a visual inspection of the BMP facilities after every storm event greater than 1.0-inch and after extreme events (10-, 50- and 100-year storm events) to verify their integrity and to note any damage requiring corrective action. Furthermore, the HOA shall be responsible to perform an annual inspection of the facilities and generate a report to document the condition of the facilities. Copies of the annual report shall be submitted to the HOA for review and, where required, corrective action. If significant repairs are required, the Borough Engineer shall be consulted prior to repair. The Municipality shall have the right, but not the duty, to inspect the stormwater management facilities, and if the HOA fails to do so, perform necessary maintenance. Blanket easements over the stormwater management facilities will be provided for access to the facilities by all parties requiring access in the HOA documents.

   Written Reports – Written reports should be filed with the Borough in a designated format suitable for Borough compliance with NPDES MS4 permit reports to document each inspection. The inspection report shall contain the date and time of the inspection, the individual(s) who completed the inspection, the location of the SCM, facility or structure inspected, observations on performance, and recommendations for improving performance, if applicable. Inspection reports shall be submitted to the municipality within 30 days following completion of the inspection.

   Critical Stages/Oversight – The permittee shall provide engineering construction oversight during installation of all aspects of the stormwater management facility. A licensed professional engineer knowledgeable in the design and construction of stormwater SCMs, preferably the design engineer, shall conduct the oversight. Refer to the PCSM plans for a complete tabulation of the designated SCM's requiring construction oversight.

   Final Certification – the permittee shall include with the Notice of Termination "Record Drawings" with a final certification statement from a licensed professional, which reads as follows:
   "I, (name), do hereby certify pursuant to the penalties of 18. Pa.c.s.a. § 4904 to the best of my knowledge, information and belief, that the accompanying record drawings accurately reflect the as-built conditions, are true and correct, and are in conformance with Chapter 102 of the Rules and Regulations of the Department of Environmental Protection and that the project site was constructed in accordance with the approved PCSM Plan, all approved plan changes and accepted construction practices."

   The permittee shall retain a copy of the record drawings as a part of the approved PCSM Plan and shall provide a copy of the record drawings as a part of the approved PCSM Plan to the person identified in this section as being responsible for the long-term operation and maintenance of the PCSM SCM's.

   Upon permanent stabilization of the earth disturbance activity under § 102.22(a)(2) (relating to permanent stabilization), and installation of SCM's in accordance with an approved plan prepared and implemented in accordance with § 102.4 and 102.8 (relating to erosion and sediment control requirements; and PCSM requirements), the permittee or co-permittee shall submit a Notice of Termination (NOT) to the Department or County Conservation District. Prior to accepting the NOT, the Department and/or Conservation District staff will perform a final inspection and approve or deny the NOT.

3. SPECIFIC SCM OPERATION AND MAINTENANCE NOTES:

   Short Term:

   Inspect SCM's after every storm event greater than 1.0-inch and after extreme events (10-, 50- and 100-year storm events) for damage and/or erosion activity, paying close attention to the embankments, spillway, and berm. Repair erosion with appropriate measures immediately.

   Inspect SCM plantings on a monthly basis during the growing season for the first two years to evaluate plant establishment and mortality – replace dead plants with same or like plants able to establish in the cultural conditions present. If necessary, replace plants with a different species suitable to any microclimatic effects that might develop.

   Long Term:

   Until the permittee or co-permittee has received written approval of a Notice of Termination, the permittee or co-permittee will remain responsible for compliance with the permit terms and conditions including long-term operation and maintenance of all PCSM SCM's on the project site and responsibility for violations occurring on the project site.

   The permittee or co-permittee shall be responsible for long-term operation and maintenance of PCSM SCM's unless a different person is identified in the Notice of Termination and has agreed to long-term operation and maintenance of PCSM SCM's.

   For any property containing a PCSM SCM, the permittee or co-permittee shall record an instrument with the recorder of deeds, which will assure disclosure of the PCSM SCM and the related obligations in the ordinary course of a title search of the subject property. The recorded instrument must identify the PCSM SCM, provide for necessary access related to long-term operation and maintenance for PCSM SCM's and provide notice that the responsibility for long-term operation and maintenance of the PCSM SCM is covenant that runs with the land that is binding upon and enforceable by subsequent grantees, and provide proof of filing with the Notice of Termination under § 102.7(b)(5) (relating to permit termination).

   The person or entity responsible for performing long-term operation and maintenance may enter into an agreement with another person including a conservation district, non-profit organization, municipality, authority, private corporation or other person to transfer the responsibility for PCSM SCM's or to perform long-term operation and maintenance and provide notice thereof to the department.

   A permittee or co-permittee that fails to transfer long-term operation and maintenance of the PCSM SCM or otherwise fails to comply with this requirement shall remain jointly and severally responsible with the landowner for long-term operation and maintenance of the PCSM SCM's located on the property.

   A written report must be completed to document each inspection and all SCM repair and maintenance activities.

   The PCSM Plan, inspection reports and monitoring records shall be available for review and inspection by the Department or the Conservation District.

   Specific SCM Construction Sequence and Long-Term Maintenance Notes:

GENERAL:

1. Catch basins and inlets should be inspected and cleaned at least two times per year and after storm events greater than 1.0-inch and after extreme events (10-, 50- and 100-year storm events)
2. Vehicles should not be parked or driven over infiltration SCM's.
3. Structural SCM's should be inspected for accumulation of sediment, damage to outlet structures, signs of contamination or spills, and berm stability.

SCM 6.4.3 –INFILTRATION BED SCM 001 & SCM 002

Construction Sequence–Critical Stage:

1. A licensed professional engineer (or authorized representative) knowledgeable in the design and construction of stormwater SCM's, preferably the design engineer, shall conduct the oversight during installation.
2. Install the SCM during final phases of site construction to prevent sedimentation and/or damage from construction activity. After installation, prevent sediment-laden water from entering via overland, inlets and pipes.
3. Install and maintain proper E&S SCMs during construction.
4. StormTank (or approved equal) Assembly:
5. Modules are delivered to the site as palletized components requiring simple assembly. No special equipment, tools or bonding agents are required; only a rubber mallet. A single worker can typically assemble a module in two minutes.
6. Basin excavation
7. Stake out and excavate to elevations per approved plans.
   Excavation Requirements:
   i. Sub-grade excavation must be a minimum of 6' below design Module invert. dimensions in each length and width to allow for adequate placement of side backfill material.
   ii. The excavation should extend a minimum of 12' beyond the StormTank
   iii. Remove objectionable material encountered within the excavation, including protruding material from the walls.
   iv. Furnish, install, monitor and maintain excavation support (e.g., shoring, bracing, trench boxes, etc.) as required by Federal, State and Local Laws, Ordinances, Regulations and Safety Requirements.
8. Sub-grade requirements
   a. Sub-grade shall be unfrozen, level (plus or minus 1%), and free of lumps or debris with no standing water, mud or muck. Do not use materials nor mix with materials that are frozen and/or coated with ice or frost.
   b. Unstable, unsuitable and/or compromised areas should be brought to the Engineer's attention and mitigating efforts determined prior to compacting the sub-grade.
   c. Sub-grade must be compacted to 95% Standard Proctor Density or as approved by the Engineer of Record. If code requirements restrict subgrade compaction, it is the requirement of the geotechnical Engineer to verify that the bearing capacity and settlement criteria for support of the system are met.
9. Leveling bed installation
   a. Install geotextile fabric and/or liner material, as specified
   i. Geotextile fabric shall be placed per manufacturer's recommendations.
   ii. Additional material to be utilized for wrapping above the system must be protected from damage until use.
   b. After the geotextile is secured, place a minimum 6' Leveling Bed.
   i. Material should be a ¾" angular stone meeting Appendix B – Acceptable Fill Material.
   ii. Material should be raked free of voids, lumps, debris, sharp objects and plate vibrated to a level with a maximum 1% slope.
   c. Correct any unsatisfactory conditions.
10. StormTank module placement
    a. Install geotextile fabric and/or liner material as specified.
    i. Geotextile fabric shall be placed per manufacturer's recommendations.
    ii. Additional material to be utilized for wrapping above the system must be protected from damage until use.
    b. Mark the footprint of the modules for placement.
    i. Ensure module perimeter outline is square or similar prior to Module placement.
    ii. Care should be taken to note any connections, ports or other irregular units to be placed.
    c. Install the individual modules by hand, as detailed below.
    i. The modules should be installed as shown in the StormTank submittal drawings with the short side of perimeter modules facing outward, except as otherwise required.
    ii. Make sure the top/bottom platens are in alignment in all directions to within a maximum ¼".
    iii. For double stack configurations:
    a. Install the bottom module first. DO NOT INTERMIX VARIOUS MODULE HEIGHTS ACROSS LAYERS. Backfilling prior to proceeding to second layer is optional.
    b. Insert stacking pins (2 per module) into the top platen of the bottom module.
    c. Place the upper module directly on top of the bottom module in the same direction, making sure to engage the pins.
    iv. Install the modules in conjunction, taking care to avoid damage to the geotextile and/or liner material.
    v. Locate any ports or other penetration of the StormTank
    a. Install ports/penetrations in accordance with the approved submittals, contract documents and manufacturer's recommendations.
    vi. Upon completion of module installation, wrap the modules in geotextile fabric and/or liner.
    a. Geotextile fabric shall be wrapped and secured per manufacturer's recommendations.
    b. Seal any ports/penetrations per manufacturer's requirements.
11. Side backfill
    a. Inspect all geotextile, ensuring that no voids or damage exists; which will allow sediment into the StormTank system.
    b. Adjust the stone/soil interface geotextile along the side of the native soil to ensure the geotextile is taught to the native soil.
    c. Once the geotextile is secured, begin to place the side backfill.
    i. Material should be a ¾" angular stone meeting Appendix B – Acceptable Fill Material.
    ii. Backfill sides 'evenly' around the perimeter without exceeding single 12' lifts.
    iii. Place material utilizing an excavator, dozer or conveyor boom.
    iv. Utilize a plate vibrator to settle the stone and provide a uniform distribution.
    Note: Do not apply vehicular load to the modules during placement of side backfill. All material placement should occur with equipment located on native soil surrounding the system.
12. Top backfill (stone)
    a. Begin to place the top backfill
    i. Material should be a ¾" angular stone meeting Appendix B – Acceptable Fill Material.
    ii. Place material utilizing an excavator, dozer or conveyor boom (Appendix C – Material Placement) and use a walk-behind plate vibrator to settle the stone and provide an even distribution. DO NOT DRIVE ON THE MODULES WITHOUT A MINIMUM 12' COVER.
    b. Upon completion of top backfilling, wrap the system in geotextile fabric and/or liner per manufacturer's recommendations.
    c. Install metallic tape around the perimeter of the system to mark the area for future utility detection.
13. Suitable compactable fill – vegetated areas
    a. Place fill onto the geotextile.
    i. Maximum 12' lifts, compacted with a vibratory plate or walk behind roller to a minimum of 90% Standard Proctor Density.
    ii. The minimum top cover to finished grade should not be less than 24' and the maximum depth from final grade to the bottom of the lowest module should not exceed 11'.
    b. Finish to the surface and complete with vegetative cover.
14. Do not remove erosion and sediment control measures until site is fully stabilized.
15. Complete SCM Certification form and submit to MCCD within 30 days of completion.

Maintenance:

1. When the SCM is first made functional it should be inspected monthly and after any large storm event. Thereafter, once the trench is functioning satisfactorily and without potential sediment problems, inspections should be conducted at least four times per year, as well as after every storm greater Inspect after runoff events greater than 1.0 inch and after extreme events (10-, 50- and 100-year storm events). Make sure that runoff drains down within the design parameters to ensure the maximum time of 72 hours is not being exceeded. Inspection of the following areas should occur 72 hours following the end of the storm event and should include (at a minimum) the following:
   a. Inspect for the presence of water or ponding in the observation port / clean out.
   b. Inspect inlet structure and cap with dewatering orifice from upstream MRC SCM for signs of clogging and damage.
   c. Inspect outlet structure and orifice for signs of clogging and damage.
   d. Take corrective measures as needed. If there is sufficient need for a cleanout, contact a local cleaning company for assistance.
   i. Cleaning –using a vacuum pump truck, evacuate debris from the inflow and outflow points. Flush the system with clean water forcing debris from the system. Repeat until no debris is evident.
2. Vegetation around the trench should be well maintained, to prevent erosion and sediment accumulating in the facility. Bare spots should be immediately stabilized and re-vegetated. Fertilizers should only be applied as necessary and in limited amounts to avoid contributing to groundwater pollution.
3. Care must be taken to protect the SCM from excessive sediments from the drainage shed. Whenever additional land disturbance activity takes place in the area draining to the facility, effective erosion and sediment control measures must first be put in place to exclude sediments from the trench.
4. If water is evident and the facility fails to drain within 72 hours following a rain event, the bottom of the trench sampling port will be perforated, if not included. If slow drainage persists, a professional engineer should evaluate the facility as may be required to determine an appropriate course of action. This includes, but is not limited to, replacement of the facility.

LANDSCAPE RESTORATION

Construction Sequence:

1. All plant material to be installed in accordance with the planting practices stated in Chapter 3 of "Tree Maintenance" by P.P. Pirone (fifth or most recent edition).
2. Take extreme care in handling and installing all plants to prevent damage to bark, branches, and root balls.
3. All planting areas shall be free from weeds prior to the beginning of planting operation. Contact herbicide sprays should only be used as required and all manufacturer specifications followed.
4. Prepare tree and shrub planting pits with proper size excavations and backfill during planting with prepared backfill mixture. Backfill in layers, water thoroughly to allow settlement and remove air pockets.
5. Plant root balls at the same relation to grade as previously grown at the nursery. High or low root balls shall not be accepted.
6. Backfill planting soil of 50% topsoil and 50% peat moss shall be mixed with existing soil at a rate of 1/3 planting soil and 2/3 existing soil.
7. Fertilize all plants with appropriate starter fertilizer at time of planting.
8. All plantings must be thoroughly watered within the first 12 hours of installation. The contractor is responsible for providing water for this operation.
9. Mulch all plantings immediately after planting operations are completed with a three-inch (3") layer of finely shredded bark mulch or licorice root. The mulch shall be aged a minimum of 6 months. A granular pre-emergent weed control shall be spread prior to mulching. The limit of this mulch for deciduous trees and single evergreen trees shall be the area of the pit excavation. For all evergreen tree and shrub clusters, a total mulched bed shall be created. Mulch planting beds entirely around and between all plants for a fully mulched bed. Depth shall be cleanly cut and tapered to match surrounding lawn grades.
10. All shrubs are to be mulched in groups. No singularly mulched shrubs will be accepted, unless a singular specimen shrub in lawn has been shown on the drawings. A continuous mulch bed shall be provided for each grouping or cluster of shrubs to the extent of their collective branch drip line.

Maintenance:

1. Application of a carefully selected herbicide around the protective tree shelters/tubes may be necessary, and reinforced by selective cutting/manual removal, if necessary for the initial 2 to 3 years of growth and may be necessary for up to 5 years until tree growth and tree canopy begins to form, naturally inhibiting weed growth (once shading is adequate, growth of invasives and other weeds will be naturally prevented, and the trees becomes self-maintaining).
2. Review of the new trees should be undertaken intermittently to determine if replacement trees should be provided (some modest rate of planting failure is usual).
3. Landscape restoration areas planted with a proper cover crop can be expected to require annual mowing to control invasive species.

SPECIAL GEOLOGIC FORMATIONS OR SOIL CONDITIONS & POTENTIAL POLLUTION:

To the best of our knowledge, no geologic formations or soil conditions having the potential to cause pollution to surface waters exist at the site.

THERMAL IMPACT STATEMENT:

Stormwater runoff from the proposed impervious surfaces will be directed into underground stormwater management facilities, which will infiltrate all storms. Any proposed impervious surface that bypasses the infiltration facilities will discharge overland before reaching the existing stream, to minimize the potential for thermal impacts. Stormwater runoff will be infiltrated and filtered in the facility.

CONSTRUCTION SEQUENCE

CONSTRUCTION SEQUENCE NOTES:

- 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 designated licensed professional and a representative from the Montgomery County Conservation District to an on-site pre-construction meeting.

- Critical stages as noted throughout the construction sequence are defined as sequence steps that require the permittee to provide engineering construction oversight. A licensed professional engineer knowledgeable in the design and construction of stormwater SCM's, preferably the design engineer, shall conduct the oversight.

- 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.

- All earth disturbance activities shall proceed in accordance with the construction sequence. Each step of the sequence shall be completed before proceeding to the next step, except where noted. Deviation from the sequence must be approved by the Montgomery County Conservation District or by the department prior to implementation.

- Any cessation of activity for 4 days or longer requires temporary stabilization.

- As soon as slopes, channels, ditches and other disturbed areas reach final grade, they must be permanently stabilized immediately.

- Perimeter compost filter sock to be installed by clearing area for sock and installing sock immediately or by clearing and installing sock as you go. No disturbed area should be left without perimeter controls. Sock shall be installed to minimize existing tree removal to the greatest extent possible.

CONSTRUCTION SEQUENCE:

1. Field-mark the limits of disturbance prior to disturbance activities (i.e. survey stakes, posts & rope, construction fence, etc.) in accordance with the erosion and sediment control plan.

2. Clear, grub and strip topsoil in the area proposed for the construction entrance. Install the temporary stone construction entrance/tire cleaners in accordance with the construction detail. Note: use existing paved driveway until driveway is demolished and Road A is rough graded.

3. Install compost filter sock as shown on the erosion and sediment control plan.

4. Install orange construction fence for SCMs 001 and 002 as shown.

5. Upon installation and stabilization of all perimeter sediment control SCM's and at least 3 days prior to proceeding with the riparian corridor earth disturbance activities, the permittee or co-permittee shall provide notification to the department or authorized conservation district.

6. Remove existing structures and pavement and dispose of waste materials in accordance with federal, state and local rules and regulations. Existing paved driveway to be used as construction entrance until the driveway is demolished and Road A is rough graded.

7. Strip any remaining topsoil within the LOD and stockpile. Stabilize stockpile and protect with compost filter sock. Clear and grub any remaining areas left to be disturbed.

8. Rough grade the site and pad out the building area.

9. Install utilities (water, electric, gas, cable, etc.) in accordance with the following considerations:

   a. Trenches shall be backfilled above the original ground level to allow for settlement and to prevent runoff from following the trench line when backfill settles.
   b. Apply soil supplements, seed and mulch as required.
   c. The total length of excavated trench open at any one time should not be greater than the total length of utility line that can be placed in the trench and backfilled in one working day.
   d. No more than 50 lineal feet of open trench should exist when utility line installation ceases at the end of the workday.

10. Construction of dwellings can begin. Install on-lot sediment controls in accordance with construction details #10-1, #10-2 or #10-3, as applicable, prior to construction on each lot. If driveway is not stabilized, access to the constructed units shall be stabilized to a minimum of a stone base for construction vehicle access. Construct buildings, install utilities, sidewalks and driveway paving, retaining wall and paved trail.

11. Replace topsoil equal to pre-development depths or to a minimum depth of 6-in., whichever is greater. And finish grade, wherever and whenever possible. Seed and mulch each area of disturbance immediately after construction is completed. No more than 15,000 s.f. of disturbed area shall reach final grade before initiating seeding and mulching operations. Graded areas should be scarified or otherwise loosened to a depth of 3- to 5-inches prior to topsoil placement.

12. Install trees and shrubs wherever and whenever possible in accordance with the PCSM Landscape Plan and details.

13. Perform final landscaping operations. In such cases, permanently seed and mulch disturbed areas. Seeding shall follow fertilization and seeding rates specified in seeding specification chart. If finish grading is not practical, temporarily seed all disturbed areas.

NOTE: THE MONTGOMERY COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED PRIOR TO THE INSTALLATION OF SCM 001 & 002 OR REMOVAL OF PRIMARY EROSION AND SEDIMENT CONTROL SCMS.

14. When areas upstream of SCMs 001 & 002 are permanently stabilized, install SCMs in accordance with the following sequence and the construction details:

   a. Notify Conshohocken Borough and the Conservation District prior to construction.
   b. A licensed professional engineer (or authorized representative) knowledgeable in the design and construction of stormwater SCM's, preferably the design engineer, shall conduct the oversight during installation.
   c. Install the SCM during final phases of site construction to prevent sedimentation and/or damage from construction activity. After installation, prevent sediment-laden water from entering via overland, inlets and pipes.
   d. Install and maintain proper E&S SCMs during construction.
   e. Infiltration verification testing is required at the time of excavation of the SCM bottom area.
   f. StormTank (or approved equal) Assembly:
      1. Modules are delivered to the site as palletized components requiring simple assembly. No special equipment, tools or bonding agents are required; only a rubber mallet. A single worker can typically assemble a module in two minutes.
   g. Basin excavation
      1. Stake out and excavate to elevations per approved plans.
         Excavation Requirements:
         i. Sub-grade excavation must be a minimum of 6" below design Module invert.
         ii. The excavation should extend a minimum of 12" beyond the StormTank dimensions in each length and width to allow for adequate placement of side backfill material.
         iii. Remove objectionable material encountered within the excavation, including protruding material from the walls.
         iv. Furnish, install, monitor and maintain excavation support (e.g., shoring, bracing, trench boxes, etc.) as required by Federal, State and Local Laws, Ordinances, Regulations and Safety Requirements.
         v. Once SCM bottom area is fully excavated, infiltration verification testing must be performed prior to further construction of the SCM.
   h. Sub-grade requirements
      1. Sub-grade shall be unfrozen, level (plus or minus 1%), and free of lumps or debris with no standing water, mud or muck. Do not use materials nor mix with materials that are frozen and/or coated with ice or frost.
      2. Unstable, unsuitable and/or compromised areas should be brought to the Engineer's attention and mitigating efforts determined prior to compacting the sub-grade.
      3. Sub-grade must be compacted to 95% Standard Proctor Density or as approved by the Engineer of Record. If code requirements restrict subgrade compaction, it is the requirement of the geotechnical Engineer to verify that the bearing capacity and settlement criteria for support of the system are met.
   i. Leveling bed installation
      1. Install geotextile fabric and/or liner material, as specified
         i. Geotextile fabric shall be placed per manufacturer's recommendations.
         ii. Additional material to be utilized for wrapping above the system must be protected from damage until use.
      2. After the geotextile is secured, place a minimum 6" Leveling Bed.
         i. Material should be a ¾" angular stone meeting Appendix B - Acceptable Fill Material.
         ii. Material should be raked free of voids, lumps, debris, sharp objects and plate vibrated to a level with a maximum 1% slope.
      3. Correct any unsatisfactory conditions.
   j. StormTank module placement
      1. Install geotextile fabric and/or liner material as specified.
         i. Geotextile fabric shall be placed per manufacturer's recommendations.
         ii. Additional material to be utilized for wrapping above the system must be protected from damage until use.
      2. Mark the footprint of the modules for placement.
         i. Ensure module perimeter outline is square or similar prior to Module placement.
         ii. Care should be taken to note any connections, ports or other irregular units to be placed.
      3. Install the individual modules by hand, as detailed below.
         i. The modules should be installed as shown in the StormTank submittal drawings with the short side of perimeter modules facing outward, except as otherwise required.
         ii. Make sure the top/bottom platens are in alignment in all directions to within a maximum ¼".
         iii. For double stack configurations:
            a. Install the bottom module first. DO NOT INTERMIX VARIOUS MODULE HEIGHTS ACROSS LAYERS. Backfilling prior to proceeding to second layer is optional.
            b. Insert stacking pins (2 per module) into the top platen of the bottom module.
         c. Place the upper module directly on top of the bottom module in the same direction, making sure to engage the pins.
         iv. Install the modules in conjunction, taking care to avoid damage to the geotextile and/or liner material.
         v. Locate any ports or other penetration of the StormTank
            a. Install ports/penetrations in accordance with the approved submittals, contract documents and manufacturer's recommendations.
         vi. Upon completion of module installation, wrap the modules in geotextile fabric and/or liner.
            a. Geotextile fabric shall be wrapped and secured per manufacturer's recommendations.
            b. Seal any ports/penetrations per manufacturer's requirements.
   k. Side backfill
      1. Inspect all geotextile, ensuring that no voids or damage exists; which will allow sediment into the StormTank system.
      2. Adjust the stone/soil interface geotextile along the side of the native soil to ensure the geotextile is taught to the native soil.
      3. Once the geotextile is secured, begin to place the side backfill.
         i. Material should be a ¾" angular stone meeting Appendix B - Acceptable Fill Material.
         ii. Backfill sides "evenly" around the perimeter without exceeding single 12" lifts.
         iii. Place material utilizing an excavator, dozer or conveyor boom.
         iv. Utilize a plate vibrator to settle the stone and provide a uniform distribution.
         Note: Do not apply vehicular load to the modules during placement of side backfill. All material placement should occur with equipment located on native soil surrounding the system.
   l. Top backfill (stone)
      1. Begin to place the top backfill
         i. Material should be a ¾" angular stone meeting Appendix B - Acceptable Fill Material.
         ii. Place material utilizing an excavator, dozer or conveyor boom (Appendix C - Material Placement) and use a walk-behind plate vibrator to settle the stone and provide an even distribution. DO NOT DRIVE ON THE MODULES WITHOUT A MINIMUM 12" COVER.
      2. Upon completion of top backfilling, wrap the system in geotextile fabric and/or liner per manufacturer's recommendations.
      3. Install metallic tape around the perimeter of the system to mark the area for future utility detection.
   m. Suitable compactable fill - vegetated areas
      1. Place fill onto the geotextile.
         i. Maximum 12" lifts, compacted with a vibratory plate or walk behind roller to a minimum of 90% Standard Proctor Density.
         ii. The minimum top cover to finished grade should not be less than 24" and the maximum depth from final grade to the bottom of the lowest module should not exceed 11'.
      2. Finish to the surface and complete with vegetative cover.
   n. Do not remove erosion and sediment control measures until site is fully stabilized.
   o. Complete SCM Certification form and submit to MCCD within 30 days of completion.

15. Simultaneously with SCM installation, construct all storm sewer connections with structures and piping.

16. After all construction work is completed, install final paving, permanent striping and signage.

17. Upon final stabilization, remove all other temporary sediment controls. An area shall be considered to have achieved final stabilization when it has minimum uniform 70 % perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.

18. Critical Stage - The site engineer shall inspect the PCSM SCM to ensure that the SCM has not been impacted by construction activities. Completion of the Notice to New Property Owners of PCSM SCMs "New Property Owner Notification Form" shall be provided for the property owners of Lots 5 through 8. O&M Requirements shall be provided to the HOA.

19. Within 30 days after the completion of earth disturbance activities authorized by this permit, including the permanent stabilization of the site and proper installation of PCSM SCM's in accordance with the approved PCSM plan, or upon submission of the not 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. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the permit and approved E&S and PCSM plans.

20. Upon completion of all certifications and final inspection, the permittee or co-permittee shall submit a Notice of Termination (NOT) to the Conservation District.

ANY SEDIMENT CONTROL, SUCH AS COMPOST FILTER SOCK, ROCK FILTER, OR INLET FILTER MUST NOT BE REMOVED UNTIL ALL VEGETATION (UPSTREAM OF THAT PARTICULAR CONTROL) HAS BEEN RE-ESTABLISHED.

ANY AREA (S) DISTURBED DURING THE REMOVAL OF SEDIMENT CONTROLS SHALL BE IMMEDIATELY RE-STABILIZED.

TOPSOIL SPECIFICATIONS:

IF ON-SITE SOILS ARE TO BE TESTED FOR SUITABILITY FOR TOPSOIL, THE FOLLOWING SPECIFICATIONS SHALL BE MET:

1. SOIL SHALL BE reasonably free of subsoil, clay, brush, roots, weeds, other objectionable vegetation, stones, other foreign material larger than 2 inches in any dimension.
2. Textural Class: Sandy clay loam, loam, or silty loam
3. Clay content: 15-25%
4. Combined clay/silt content of no more than 55%
5. Organic Matter: 4.0% to 7.0%
6. pH Value: 6.5-8.5

SEEDING SPECIFICATIONS

TABLE 11.4
Recommended Seed Mixtures

	Mixture Number	Species	Seeding Rate - Pure Live Seed [1]	
			Most Sites	Adverse Sites
TEMPORARY SEEDING (DURING CONSTRUCTION)	1 [2]	Spring oats (spring), or	64	96
		Annual ryegrass (spring or fall), or	10	15
		Winter wheat (fall), or	90	120
		Winter rye (fall)	56	112
PERMANENT SEEDING FOR LAWN AREAS OUTSIDE OF BMP AREAS	2 [3]	Tall fescue, or	60	75
		Fine fescue, or	35	40
		Kentucky bluegrass, plus	25	30
		Redtop[4], or	3	3
		Perennial ryegrass	15	20
	3	Birdsfoot trefoil, plus	6	10
		Tall fescue	30	35
	4	Birdsfoot trefoil, plus	6	10
		Reed canarygrass	10	15
		Crownvetch, plus	10	15
	5 [5]	Tall fescue, or	20	25
		Perennial ryegrass	20	25
	6 [5,6]	Crownvetch, plus	10	15
		Annual ryegrass	20	25
	7 [5]	Birdsfoot trefoil, plus	6	10
		Crownvetch, plus	10	15
		Tall fescue	20	30
	8	Flatpea, plus	20	30
		Tall fescue, or	20	30
		Perennial ryegrass	20	25
	9 [5]	Sericea lespedeza, plus	10	20
		Tall fescue, plus	20	25
		Redtop[4]	3	3
	10	Tall fescue, plus	40	60
		Fine fescue	10	15
		Deertongue, plus	15	20
	11	Birdsfoot trefoil	6	10
	12 [7]	Switchgrass, or	15	20
		Big Bluestem, plus	15	20
		Birdsfoot trefoil	6	10
	13	Orchardgrass, or	20	30
		Smooth bromegrass, plus	25	35
		Birdsfoot trefoil	6	10

Penn State, "Erosion Control and Conservation Plantings on Noncropland"

1. PLS is the product of the percentage of pure seed times percentage germination divided by 100. For example, to secure the actual planting rate for switchgrass, divide 12 pounds PLS shown on the seed tag. Thus, if the PLS content of a given seed lot is 35%, divide 12 PLS by 0.35 to obtain 34.3 pounds of seed required to plant one acre. All mixtures in this table are shown in terms of PLS.
2. If high-quality seed is used, for most sites seed spring oats at a rate of 2 bushels per acre, winter wheat at 11.5 bushels per acre, and winter rye at 1 bushel per acre. If germination is below 90%, increase these suggested seeding rates by 0.5 bushel per acre.
3. This mixture is suitable for frequent mowing. Do not cut shorter than 4 inches.
4. Keep seeding rate to that recommended in table. These species have many seeds per pound and are very competitive. To seed small quantities of small seeds such as weeping lovegrass and redtop, dilute with dry sawdust, sand, rice hulls, buckwheat hulls, etc.
5. Use for highway slopes and similar sites where the desired species after establishment is crownvetch.
6. Use only in extreme southeastern or extreme southwestern Pennsylvania. *Sericea lespedeza* is not well adapted to most of PA.
7. Do not mow shorter than 9 to 10 inches.
8. Seed mixtures containing crown vetch should not be used in areas adjacent to wetlands or stream channels due to the invasive nature of this species.

TABLE 11.2 SOIL AMENDMENT APPLICATION RATE EQUIVALENT

SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 S.F.	PER 1,000 S.Y.	
AGRICULTURAL LIME	6 TONS	240 lb.	2,480 lb.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
10-20-20 FERTILIZER	1,000 lb.	25 lb.	210 lb.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
	TEMPORARY SEEDING APPLICATION RATE			
AGRICULTURAL LIME	1 TON	40 lb.	410 lb.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
10-10-10 FERTILIZER	500 lb.	12.5 lb.	100 lb.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES

Adapted from Penn State, "Erosion Control and Conservation Plantings on Noncropland"

NOTES: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF THIS CHAPTER MAY BE SUBSTITUTED FOR THE SOIL AMENDMENTS SHOWN IN THIS TABLE.

SOIL TESTING IS RECOMMENDED IN ORDER TO DETERMINE APPROPRIATE LIME AND FERTILIZATION RATES.

TABLE 11.6 MULCH APPLICATION RATES

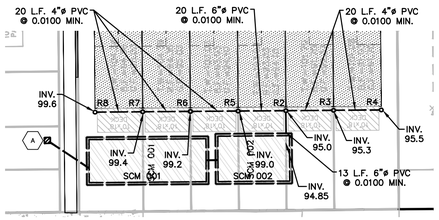
MULCH TYPE	APPLICATION RATE (MIN.)			NOTES
	PER ACRE	PER 1,000 S.F.	PER 1,000 S.Y.	
STRAW	3 TONS	140 lb.	1,240 lb.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 lb.	1,240 lb.	TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES
WOOD CHIPS	4–6 TONS	185–275 lb.	1,650–2,500 lb.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES
HYDROMULCH	1 TON	47 lb.	415 lb.	SEE LIMITATIONS ABOVE

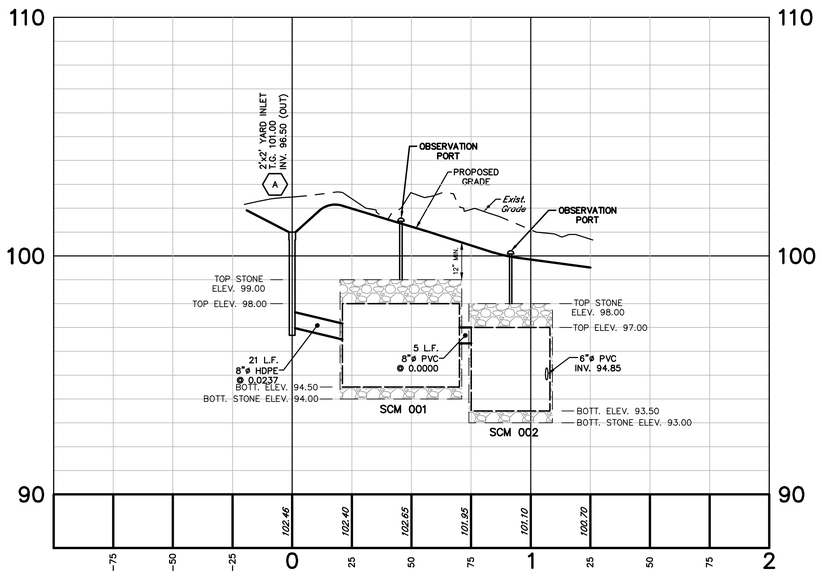
1. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL – ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.

2. POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. APPLICATION DURING RAIN AND ON WINDY DAYS, A 24–HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 45 DEGREES ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDED AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.

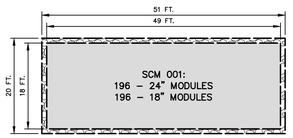
3. SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.

4. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH AC

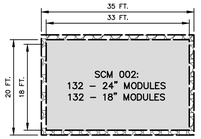




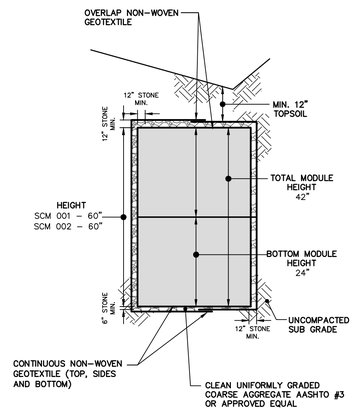
SCM PROFILE



SCM 001 PLAN VIEW



SCM 002 PLAN VIEW



SCM 001 & 002
DETAIL

SCM ID	2-YEAR WATER ELEV. (FT.)	100-YEAR WATER ELEV. (FT.)
001	95.96	97.89
002	94.03	96.92

DESIGN DETAILS TO BE VERIFIED WITH
BRENTWOOD PRIOR TO CONSTRUCTION

BRENTWOOD

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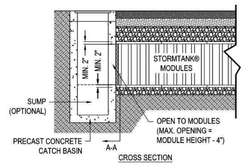
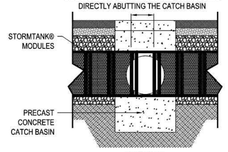
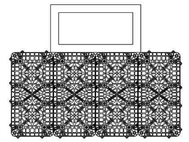
621 BRENTWOOD DRIVE
READING, PA 19611
PHONE: (610) 374-5109
www.stormtank.com



SIDE PANELS ARE NOT REQUIRED ON MODULES DIRECTLY ABUTTING THE CATCH BASIN



SECTION A-A



MODULE 20 SERIES PLACEMENT DETAIL

NOTES:
1. PLACEMENT OF ABUTMENT UNITS MUST OCCUR FIRST. THIS IS TO ALLOW FOR CONNECTOR TAB CONNECTION WITH ADJOINING UNITS.
2. CONNECTOR TABS WILL NEED TO BE REMOVED ALONG THE CATCH BASIN FACE TO ALLOW FULL ABUTMENT.

MANUFACTURER NOTES:
1. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.
2. SEE LOCAL PRECAST CONCRETE MANUFACTURERS FOR DETAILED INFORMATION ON CATCH BASIN DIMENSIONS AND MANUFACTURING.
2. INFLUENT AND EFFLUENT ORIFICE CONFIGURATIONS MAY VARY. ROUND, SQUARE, RECTANGULAR AND MULTI-STAGE ARE ACCEPTABLE, AS LONG AS MEETING DIMENSION AND LOCATION REQUIREMENTS.
3. TOP OF OPENING MUST BE A MINIMUM 2" BELOW THE TOP OF THE TOP PLATEN, WHILE THE BOTTOM OF THE OPENING MUST BE MINIMUM 2" ABOVE THE BOTTOM OF THE BOTTOM PLATEN.
4. CATCH BASIN OPENING ARE NOT INTENDED TO SPAN THE CENTER PLATENS OF A DOUBLE STACK SYSTEM.
5. WHEN INSTALLING WITH 20 SERIES MODULES, HORIZONTAL CONNECTOR TABS WILL NEED REMOVED FROM MODULE TO ALLOW FOR ABUTMENT.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-001

STORMTANK MODULE – OR APPROVED EQUAL

CATCH BASIN ABUTMENT DETAIL

4907-001 REVISION DATE 29/04/2020

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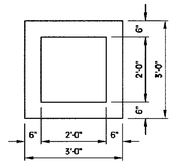
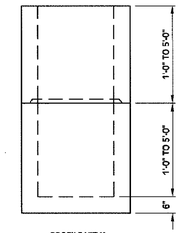
2'-0" X 2'-0" INLET

SPECIFICATIONS/MODERN PRECAST CONCRETE STANDARDS:
- CONCRETE STRENGTH: 4000 PSI MIN @ 28 DAYS
- STRUCTURE CONFORMS TO ASTM C913-02
- DESIGN: HS-25 TRAFFIC LOADING
- APPROXIMATE WEIGHT: BASE SLAB - 0.34 TONS
1'-0" OF RISER - 0.58 TONS

MODERN EQUAL
SITE & HIGHWAY DIVISION



PLAN VIEW



PROFILE VIEW

SECTIONS TO BE MADE IN 6" INCREMENTS

IPCA CERTIFIED PLANT

Modern ... Concrete Solutions
Modern Precast Concrete
Corporate Headquarters | 210 Durham Road, PO Box 339 | Ottsville, PA 18942
(610) 847-5112 | F (610) 847-1046 | www.modcon.com

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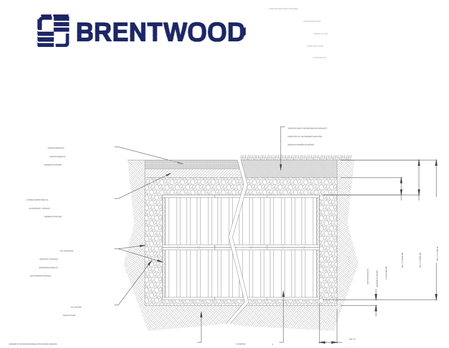
BRENTWOOD



DOUBLE STACK DETAIL

– OR APPROVED EQUAL

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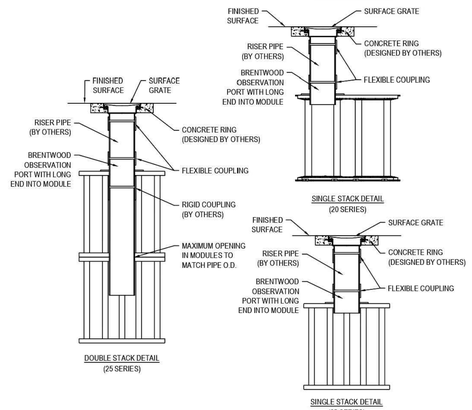
621 BRENTWOOD DRIVE
READING, PA 19611
PHONE: (610) 374-5109
www.stormtank.com



MANUFACTURER NOTES:
1. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.

NOTES:
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5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-009

STORMTANK MODULE – OR APPROVED EQUAL

OBSERVATION PORT DETAIL

4907-009 REVISION DATE 29/04/2020

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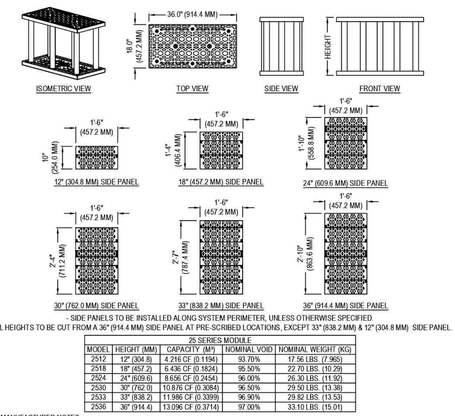

- SIDE PANELS TO BE INSTALLED ALONG SYSTEM PERIMETER, UNLESS OTHERWISE SPECIFIED.
- ALL HEIGHTS TO BE CUT FROM A 36" (914.4 MM) SIDE PANEL AT PRE-SCRIBED LOCATIONS, EXCEPT 33" (838.2 MM) & 12" (304.8 MM) SIDE PANEL.

25 SERIES MODULE

MODEL	HEIGHT (MM)	CAPACITY (M³)	NOMINAL VOID	NOMINAL WEIGHT (KG)
2512	12" (304.8)	4.216 CF (0.1194)	93.70%	17.56 LBS. (7.965)
2518	18" (457.2)	6.436 CF (0.1824)	95.50%	22.70 LBS. (10.29)
2524	24" (609.6)	8.656 CF (0.2454)	96.00%	26.30 LBS. (11.92)
2530	30" (762.0)	10.876 CF (0.3084)	96.50%	29.50 LBS. (13.38)
2533	33" (838.2)	11.986 CF (0.3399)	96.90%	29.82 LBS. (13.53)
2536	36" (914.4)	13.096 CF (0.3714)	97.00%	33.10 LBS. (15.01)

MANUFACTURER NOTES:
1. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.

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5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-008

STORMTANK MODULE – OR APPROVED EQUAL

25 SERIES DETAIL

4907-008 REVISION DATE 14/05/2020

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2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

PCSM DETAIL SHEET– RECORD SHEET 7 OF 7

AS PART OF

MAPLE STREET PROPERTIES

PREPARED FOR

MECKA PROPERTIES LLC

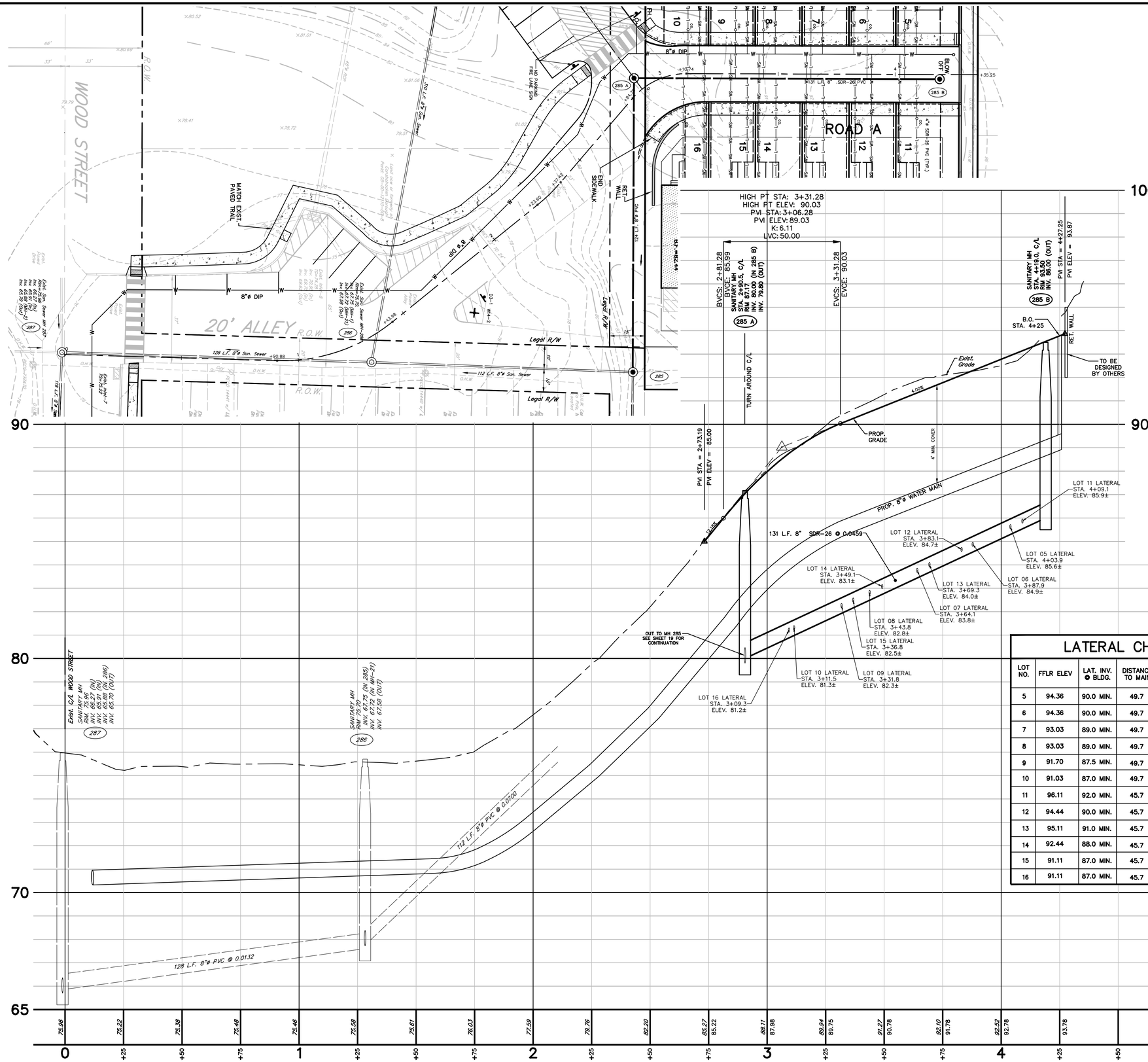
SITE SITUATE IN

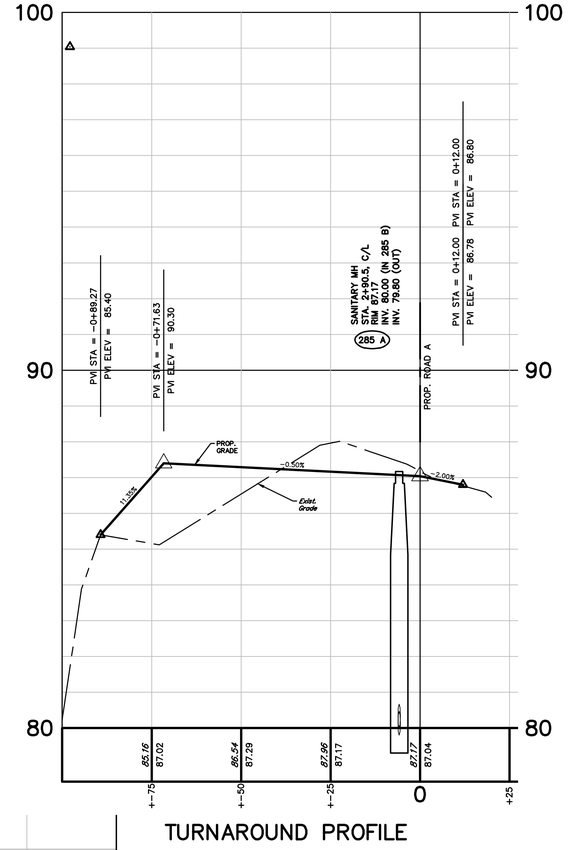
CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679–0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
N.T.S.	M.J.P.	S.A.R.	17 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281	

MAPLE STREET PROPERTIES (STA #6281)





TURNAROUND PROFILE

MAPLE STREET PROPERTIES (STA #6281)

LATERAL CHART

LOT NO.	FFLR ELEV	LAT. INV. @ BLDG.	DISTANCE TO MAIN	LAT. INV. @ MAIN	LAT. SLOPE
5	94.36	90.0 MIN.	49.7	85.6	2% MIN.
6	94.36	90.0 MIN.	49.7	84.9	2% MIN.
7	93.03	89.0 MIN.	49.7	83.8	2% MIN.
8	93.03	89.0 MIN.	49.7	82.8	2% MIN.
9	91.70	87.5 MIN.	49.7	82.3	2% MIN.
10	91.03	87.0 MIN.	49.7	81.3	2% MIN.
11	96.11	92.0 MIN.	45.7	85.9	2% MIN.
12	94.44	90.0 MIN.	45.7	84.7	2% MIN.
13	95.11	91.0 MIN.	45.7	84.0	2% MIN.
14	92.44	88.0 MIN.	45.7	83.1	2% MIN.
15	91.11	87.0 MIN.	45.7	82.5	2% MIN.
16	91.11	87.0 MIN.	45.7	81.2	2% MIN.

20 0 10 20 40 60
GRAPHIC SCALE

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

PLAN AND PROFILE
OF
ROAD A
AS PART OF
MAPLE STREET PROPERTIES
PREPARED FOR
MECKA PROPERTIES LLC
SITE SITUATE IN
CONSHOHOCKEN BOROUGH
Mmontgomery COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL: 1" = 20' VERTICAL: 1" = 2'	M.J.P.	S.A.R.	18 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281PROF	

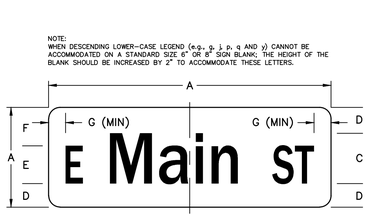
REQUIREMENTS:
- MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH.
- RED LETTERS ON A WHITE REFLECTIVE BACKGROUND.

COLOR: LEGEND AND BORDER — BLACK (NON-REFLECTORIZED)
BACKGROUND — YELLOW (REFLECTORIZED)

DIMENSIONS – IN								
SIGN SIZE A x A	B	C	D	E	F	G	MARGIN	BORDER	BLANK STD.
30" x 30"	60	4	1	4.8	14	14.5	0.4	0.8	B3-30

W14-2

NOTE: WHEN DESCENDING LOWER-CASE LEGEND (e.g., g, j, p, q AND y) CANNOT BE ACCOMMODATED ON A STANDARD SIZE 6" OR 8" SIGN BLANK; THE HEIGHT OF THE BLANK SHOULD BE INCREASED BY 2" TO ACCOMMODATE THESE LETTERS.

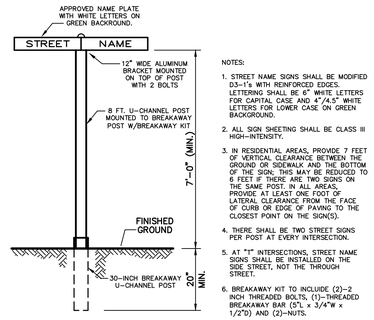


COLOR: LEGEND — DARK YELLOW (REFLECTORIZED)
BACKGROUND — BROWN (REFLECTORIZED)

DIMENSIONS – IN						
SIGN SIZE A x B	C	D	E	F	G
VAR. x 6"	4*	1	3*	2	1
VAR. x 8"	6*	1	4*	3	1.4

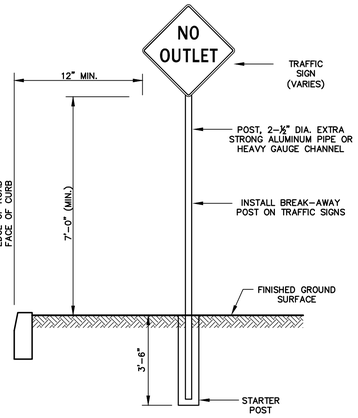
* CHOOSE UPPER/LOWER CASE CLEARVIEWHWY FONT FOR BEST FIT

D3-1



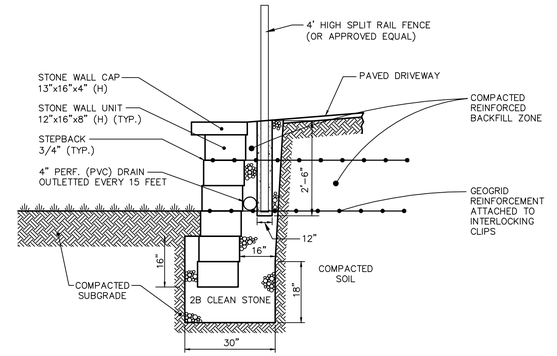
NOTES:
1. STREET NAME SIGNS SHALL BE MODIFIED D3-1's WITH REINFORCED EDGES. LETTERING SHALL BE 6" WHITE LETTERS FOR CAPITAL CASE AND 4.7/4.5" WHITE LETTERS FOR LOWER CASE ON GREEN BACKGROUND.
2. ALL SIGN SHEETING SHALL BE CLASS III HIGH-INTENSITY.
3. IN RESIDENTIAL AREAS, PROVIDE 7 FEET OF VERTICAL CLEARANCE BETWEEN THE GROUND OR SIDEWALK AND THE BOTTOM OF THE SIGN; THIS MAY BE REDUCED TO 6 FEET IF THERE ARE TWO SIGNS ON THE SAME POST. IN ALL AREAS, PROVIDE AT LEAST ONE FOOT OF LATERAL CLEARANCE FROM THE FACE OF CURB OR EDGE OF PAVING TO THE CLOSEST POINT ON THE SIGN(S).
4. THERE SHALL BE TWO STREET SIGNS PER POST AT EVERY INTERSECTION.
5. AT "T" INTERSECTIONS, STREET NAME SIGNS SHALL BE INSTALLED ON THE SIDE STREET, NOT THE THROUGH STREET.
6. BREAKAWAY KIT TO INCLUDE (2)-2 INCH THREADED BOLTS, (1)-THREADED BREAKAWAY BAR (5"L x 3/4"W x 1/2"D) AND (2)-NUTS.

TYPICAL STREET SIGN DETAIL
N.T.S.



TRAFFIC SIGN DETAIL

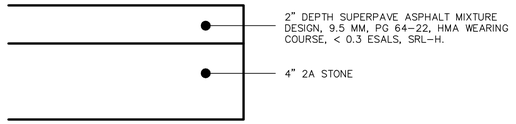
NOTES:
1. ALL PROPOSED SIGNS SHALL BE MOUNTED ON BREAK-AWAY POSTS PER PennDOT SPECIFICATIONS.
2. INSTALLATION AND LOCATION SHALL BE SUBJECT TO THE APPROVAL AND INSPECTION OF THE TOWNSHIP ENGINEER.
3. STOP SIGNS TO HAVE REFLECTORIZED POST MARKERS.



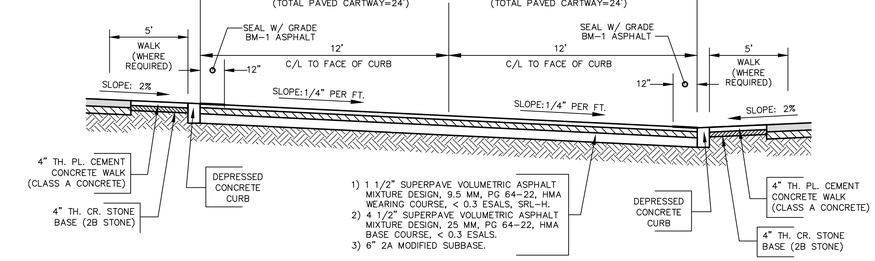
NOTE: STONEWALL SERIES LANDSCAPING RETAINING WALL UNITS (OR EQUAL) MANUFACTURED BY:
E.P. HENRY CORPORATION
201 PARK AVENUE, P.O. BOX 615
WOODBURY, NJ 08096

RETAINING WALL DETAIL

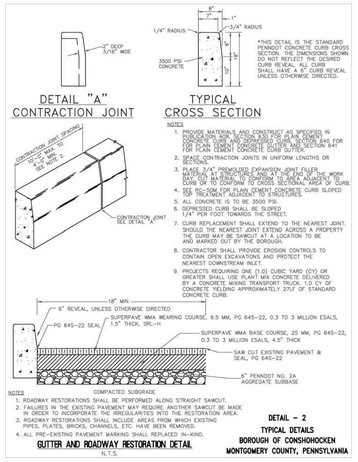
NOTE: IF REQUIRED (BASED ON FINAL WALL HEIGHT), CALCULATIONS & SHOP DRAWINGS PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA SHALL BE SUBMITTED TO THE MUNICIPALITY FOR APPROVAL PRIOR TO CONSTRUCTION.



RESIDENTIAL DRIVEWAY CROSS-SECTION



TYPICAL SECTION ROAD A
N.T.S.

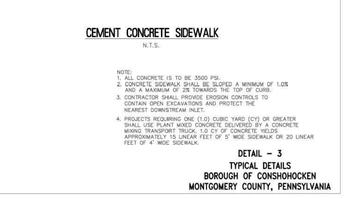


NOTES
1. PROVIDE MATERIALS AND CONSTRUCT AS SPECIFIED IN PUBLICATION 408, SECTION 630 FOR CURB, SECTION 676 FOR CONCRETE CURB AND DEPRESSED CURB, SECTION 675 FOR CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE CURB & STRUCTURES, SECTION 641 FOR PLAIN CEMENT CONCRETE CURB & STRUCTURES.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 3/4" PREMOLDED EXPANSION JOINT FILLER, MATERIAL AS SPECIFIED IN SECTION 705, AT THE WORK LOCATION AT STREET INTERSECTIONS AND ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. SEE RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED FOR TREATMENT ADJACENT TO STRUCTURES.
5. ALL CONCRETE IS TO BE 3500 PSI.
6. DEPRESSED CURB SHALL BE SLOPED 1/4" PER FOOT TOWARDS THE STREET.
7. CURB REPLACEMENT SHALL EXTEND TO THE NEAREST JOINT; SHOULD THE NEAREST JOINT EXTEND ACROSS A PROPERTY, THE CURB MAY BE SAWCUT AT A LOCATION TO BE AND MARKED OUT BY THE BOROUGH.
8. CONTRACTOR SHALL PROVIDE EROSION CONTROLS TO CONTAIN OPEN EXCAVATIONS AND PROTECT THE NEAREST DOWNSTREAM INLET.
9. PROJECTS REQUIRING ONE (1.0) CUBIC YARD (CY) OR GREATER SHALL USE PLANT MIX CONCRETE DELIVERED BY A CONCRETE MIXING TRANSPORT TRUCK. 1.0 CY OF CONCRETE YIELDING APPROXIMATELY 27LF OF STANDARD CONCRETE CURB.

NOTES
1. ROADWAY RESTORATIONS SHALL BE PERFORMED ALONG STRAIGHT SAWCUT.
2. FAILURES IN THE EXISTING PAVEMENT MAY REQUIRE ANOTHER SAWCUT BE MADE IN ORDER TO INCORPORATE THE IRREGULARITIES INTO THE RESTORATION AREA.
3. ROADWAY RESTORATIONS SHALL INCLUDE AREAS FROM WHICH EXISTING PIPES, PLATES, BRICKS, CHANNELS, ETC. HAVE BEEN REMOVED.
4. ALL PRE-EXISTING PAVEMENT MARKING SHALL BE REPLACED IN-KIND.

GUTTER AND ROADWAY RESTORATION DETAIL
N.T.S.

DETAIL – 2
TYPICAL DETAILS
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA



CEMENT CONCRETE SIDEWALK
N.T.S.

NOTE:
1. ALL CONCRETE IS TO BE 3500 PSI.
2. CONCRETE SIDEWALK SHALL BE SLOPED A MINIMUM OF 1.0% AND A MAXIMUM OF 2% TOWARDS THE TOP OF CURB.
3. CONTRACTOR SHALL PROVIDE EROSION CONTROLS TO CONTAIN OPEN EXCAVATIONS AND PROTECT THE NEAREST DOWNSTREAM INLET.
4. PROJECTS REQUIRING ONE (1.0) CUBIC YARD (CY) OR GREATER SHALL USE PLANT MIXED CONCRETE DELIVERED BY A CONCRETE MIXING TRANSPORT TRUCK. 1.0 CY OF CONCRETE YIELDS APPROXIMATELY 15 LINEAR FEET OF 5' WIDE SIDEWALK OR 20 LINEAR FEET OF 4' WIDE SIDEWALK.

DETAIL – 3
TYPICAL DETAILS
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

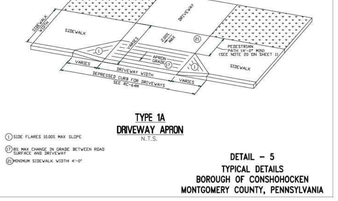
DRIVEWAY APRON & CURB DEPRESSION
(APPLICABLE WITH STANDARD CURB)
N.T.S.

NOTES:
1. ALL CONCRETE IS TO BE 3500 PSI.
2. DEPRESSED CURB SHALL BE SLOPED 1/4" PER FOOT TOWARDS THE STREET.
3. CURING COMPOUND SHALL BE ALLOWED TO CURE FOR SEVEN (7) DAYS.
4. USE OF "HIGH EARLY" CONCRETE MAY BE APPROVED BY THE BOROUGH INSPECTOR.
5. MONOLITHIC POURS SHALL ONLY BE PERMITTED IF THE CURB AND APRON ARE SUBJECT TO APPROVAL BY THE BOROUGH.
6. CONTRACTOR SHALL PROVIDE EROSION CONTROLS TO CONTAIN OPEN EXCAVATIONS AND PROTECT THE NEAREST DOWNSTREAM INLET.
7. PROJECTS REQUIRING ONE (1.0) CUBIC YARD (CY) OR GREATER SHALL USE PLANT MIXED CONCRETE DELIVERED BY A CONCRETE MIXING TRANSPORT TRUCK. 1.0 CY YIELDS APPROXIMATELY 54 SQUARE FEET OF 6" THICK APRON OR 40 SQUARE FEET OF 8" THICK APRON.

DRIVEWAY APRON CLASSES – MINIMUM STANDARDS:
1. RESIDENTIAL – 6" THICKNESS WITH 6X6–W1.4/W1.4 WIREMESH REINFORCEMENT.
2. COMMERCIAL – 8" THICKNESS WITH 6X6–W2.1/W2.1 WIREMESH REINFORCEMENT.
3. INDUSTRIAL – DESIGN TO BE PROVIDED TO BOROUGH ENGINEER.

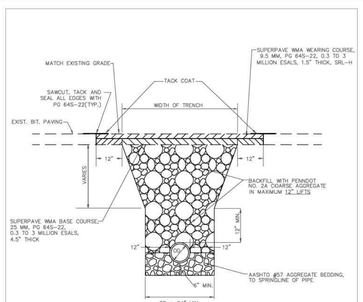
*DETERMINATION OF CLASS SUBJECT TO APPROVAL BY THE BOROUGH.

DETAIL – 4
TYPICAL DETAILS
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA



① 1330 FLARES 30.000 MAX SLOPE
② 8% MAX CHANGE IN GRADE BETWEEN ROAD SURFACE AND DRIVEWAY
③ MINIMUM SIDEWALK WIDTH 4'-0"

DETAIL – 5
TYPICAL DETAILS
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

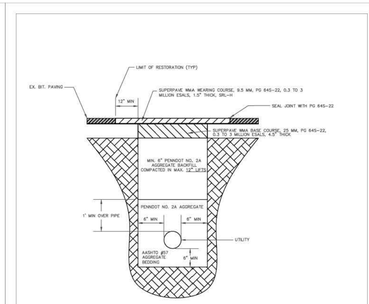


PARALLEL ROADWAY TRENCH AND PAVEMENT RESTORATION DETAIL (BITUMINOUS CONCRETE)

NOTE:
1. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE WIDTH OF TRENCH.
2. FOR UTILITY LATERAL TRENCH RESTORATION SEE DETAIL-13
3. RESTORATIONS ON STATE HIGHWAYS REQUIRE PENNDOT APPROVAL.
4. TRENCHES SHALL BE PUMPED THROUGH A FILTER BAG WHEN DEWATERING.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR TRENCH SAFETY.

SPECIAL NOTES:
1. DETAIL 14 IS FOR RESURFACING REQUIREMENTS FOR MAIN TRENCHES.
2. SEE DETAIL 15 FOR THE LATERAL AND SERVICE TRENCH DETAIL.
3. COMPACTION TESTING WILL BE REQUIRED FOR LARGE UTILITY PROJECTS AT THE DISCRETION OF THE BOROUGH AND BOROUGH ENGINEER. COMPACTION TESTS SHALL CONFORM TO NOT LESS THAN THE FOLLOWING PERCENTAGE OF THE MAXIMUM DRY DENSITY:
   1. STRUCTURES & BUILDING AREAS – 95%
   2. LAWNS & UNPAVED AREAS – 90%
   3. PAVEMENT, DRIVEWAYS & WALKWAY AREAS – 95%

DETAIL – 14
TYPICAL DETAILS
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

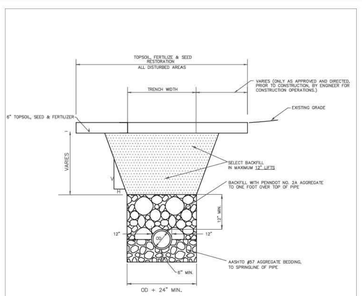


UTILITY LATERAL TRENCH RESTORATION (PERPENDICULAR TO ROADWAY)
N.T.S.

NOTE:
1. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE WIDTH OF TRENCH.
2. FOR UTILITY MAIN TRENCH RESTORATION SEE DETAIL-12
3. RESTORATIONS ON STATE HIGHWAYS REQUIRE PENNDOT APPROVAL.
4. TRENCHES SHALL BE PUMPED THROUGH A FILTER BAG WHEN DEWATERING.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR TRENCH SAFETY.
6. ALL LATERAL TRENCHES SHALL BE REPAIRED USING AN INFRARED SEAMLESS REPAIR METHOD.

SPECIAL NOTES:
1. UTILITY PATCHES WITHIN FIVE (5) FEET OF OTHER UTILITY PATCHES SHALL BE JOINED IN ORDER TO LIMIT THE NUMBER OF JOINTS IN THE PAVEMENT. THE PAVEMENT INTERFACE WITH THE CURB IS CONSIDERED A JOINT. PATCHES SHALL BE JOINED TO THE CURB IN ORDER TO LIMIT THE NUMBER OF JOINTS.
2. COMPACTION TESTING WILL BE REQUIRED FOR LARGE UTILITY PROJECTS AT THE DISCRETION OF THE BOROUGH AND BOROUGH ENGINEER. COMPACTION TESTS SHALL CONFORM TO NOT LESS THAN THE FOLLOWING PERCENTAGE OF THE MAXIMUM DRY DENSITY:
   1. STRUCTURES & BUILDING AREAS – 95%
   2. LAWNS & UNPAVED AREAS – 90%
   3. PAVEMENT, DRIVEWAYS & WALKWAY AREAS – 95%

DETAIL – 15
TYPICAL DETAILS
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

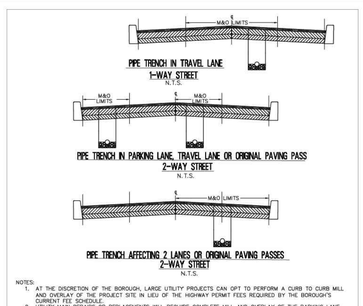


TYPICAL TRENCH DETAIL FOR GRASSED AREA
N.T.S.

SPECIAL NOTE:
1. COMPACTION TESTING WILL BE REQUIRED FOR LARGE UTILITY PROJECTS AT THE DISCRETION OF THE BOROUGH AND BOROUGH ENGINEER. COMPACTION TESTS SHALL CONFORM TO NOT LESS THAN THE FOLLOWING PERCENTAGE OF THE MAXIMUM DRY DENSITY:
   1. STRUCTURES & BUILDING AREAS – 95%
   2. LAWNS & UNPAVED AREAS – 90%
   3. PAVEMENT, DRIVEWAYS & WALKWAY AREAS – 95%

NOTE:
1. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE WIDTH OF TRENCH.
2. TRENCHES SHALL BE PUMPED THROUGH A FILTER BAG WHEN DEWATERING.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR TRENCH SAFETY.

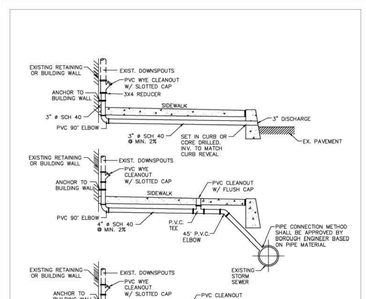
DETAIL – 16
TYPICAL DETAILS
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA



NOTES:
1. AT THE DISCRETION OF THE BOROUGH, LARGE UTILITY PROJECTS CAN OPT TO PERFORM A CURB TO CURB MILL AND OVERLAY OF THE PROJECT SITE IN LIEU OF THE HIGHWAY PERMIT FEES REQUIRED BY THE BOROUGH'S CURRENT FEE SCHEDULE.
2. IF MILL AND OVERLAY REPLACEMENTS WILL REQUIRE COMPLETE MILL AND OVERLAY OF THE PARKING LANE, TRAVEL LANE OR ORIGINAL PAVING PASS IN WHICH THE REPAIR FALLS. MAIN REPAIRS OR REPLACEMENTS WHICH REQUIRE TRENCHING ACROSS TWO (2) TRAVEL LANES, A TRAVEL LANE AND A PARKING LANE, OR ACROSS TWO ORIGINAL PAVING PASSES WILL REQUIRE COMPLETE MILL AND OVERLAY OF THE TRAVEL LANE(S) AND/OR PARKING LANE(S) AFFECTED.
3. MILL AND OVERLAY SHALL INCLUDE MILLING THE EXISTING BITUMINOUS CONCRETE PAVEMENT TO 1.5" DEPTH, PERFORMING ANY NECESSARY BASE REPAIRS, AND INSTALLING A NEW 1.5" THIS SURFACE COURSE LAYER OF PAVEMENT (WMA SURFACE COURSE, PG64S-22, 9.5MM).
4. AFTER MILLING, THE EXPOSED SURFACE SHALL BE TEST ROLLED WITH A FULLY LOADED DUMP TRUCK TO IDENTIFY AREAS REQUIRING BASE REPAIRS. THE TEST ROLL SHALL BE WITNESSED BY THE BOROUGH.
5. THE EXACT LIMITS OF PAVING SHALL BE DETERMINED BY THE BOROUGH. THE BOROUGH RESERVES THE RIGHT TO ADJUST ALL PAVING LIMITS IN ORDER TO MINIMIZE THE NUMBER OF SEAMS FROM THE ORIGINAL PAVING OPERATION OR OTHERWISE TO PRESERVE TO THE INTEGRITY OF THE ROAD TO THE GREATEST EXTENT PRACTICAL.
6. PAVING LIMITS SHALL BE EXPANDED TO INCLUDE ALL DISTURBANCE FROM LATERAL OF SERVICE INSTALLATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ALL PAVEMENT MARKINGS REMOVED BY THE UTILITY CONSTRUCTION, INCLUDING DECORATIVE CROSSWALKS.
8. REFERENCE THE BOROUGH'S CURRENT FEE SCHEDULE FOR THE COST OF HIGHWAY PERMITS.

STREET DEGRADATION RESURFACING DETAILS
N.T.S.

DETAIL – 17
TYPICAL DETAILS
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA



NOTES:
1. ROOF DRAINS SHALL BE HANDLED ON A CASE BY CASE BASIS.
2. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO ARRANGE A MEETING WITH BOROUGH STAFF IN ORDER TO DETERMINE THE APPROPRIATE CONSTRUCTION DETAIL.
3. NO WORK SHALL BE PERFORMED WITHOUT THE BOROUGH'S APPROVAL OF THE PROPOSED CONSTRUCTION DETAIL.
4. SEE DETAIL 17 FOR THE STEEL TUBE ROOF DRAIN ENCASEMENT DETAIL.

ROOF DRAIN DETAILS
N.T.S.

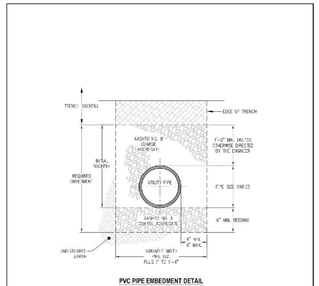
DETAIL – 18
TYPICAL DETAILS
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

CONSTRUCTION DETAIL SHEET
AS PART OF
MAPLE STREET PROPERTIES
PREPARED FOR
MECKA PROPERTIES LLC
SITE SITUATE IN
CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

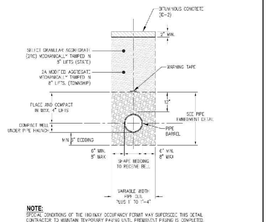
S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679–0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
N.T.S.	M.J.P.	S.A.R.	19 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281DET	



PVC PIPE EMBEDMENT DETAIL
EXCAVATION DETAIL D-1A

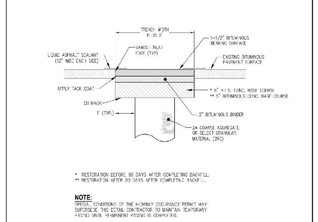
Ebert Engineering, Inc.
Water and Wastewater Engineering
PVC PIPE EMBEDMENT DETAIL
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 03/16/17 | D-1A



TEMPORARY PAVEMENT FOR BOROUGH ROAD AND STATE HIGHWAY
CONSTRUCTION DETAIL D-5

NOTE:
SPECIAL CONDITIONS OF THE HIGHWAY OCCUPANCY PERMIT MAY SUPERSEDE THE DETAIL CONTRACTOR TO MAINTAIN TEMPORARY PAVING UNTIL PERMANENT PAVING IS COMPLETED.

Ebert Engineering, Inc.
Water and Wastewater Engineering
TEMPORARY PAVEMENT FOR BOROUGH ROAD AND STATE HIGHWAY
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 03/16/17 | D-5

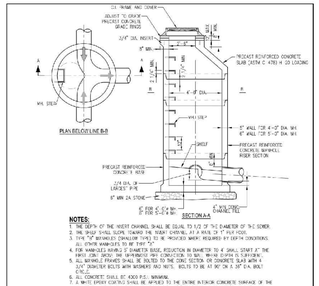


* RESTORATION BEFORE 90 DAYS AFTER COMPLETING BACKFILL ** RESTORATION WITHIN 90 DAYS AFTER COMPLETING BACKF...

NOTE:
SPECIAL CONDITIONS OF THE HIGHWAY OCCUPANCY PERMIT MAY SUPERSEDE THE DETAIL CONTRACTOR TO MAINTAIN TEMPORARY PAVING UNTIL PERMANENT PAVING IS COMPLETED.

PERMANENT PAVEMENT AND TRENCH RESTORATION FOR BOROUGH ROAD
CONSTRUCTION DETAIL D-6

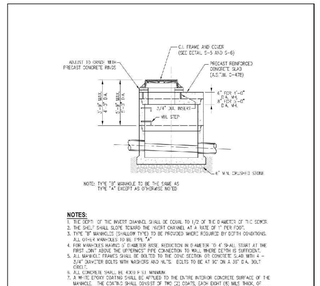
Ebert Engineering, Inc.
Water and Wastewater Engineering
PERMANENT PAVEMENT AND TRENCH RESTORATION FOR BOROUGH ROAD
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 03/16/17 | D-6



NOTES:
1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 1/2 OF THE DIAMETER OF THE SEWER.
2. THE TRENCH SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PER FOOT.
3. TYPE "B" MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS. ALL OTHER MANHOLES TO BE TYPE "A".
4. FOR MANHOLES HAVING 2" DIAMETER HOLE REDUCTION IN DIAMETER TO 4' SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL. WHERE CEILING IS DIFFERENT.
5. ALL MANHOLE FRAMES SHALL BE SET TO THE CONE SECTION OR CONCRETE SLAB WITH A 6" - 24" DIAMETER BOLTS WITH WASHERS AND NUTS. BOLTS TO BE AT 90° ON A 24" D.A. BOLT CIRCLE.
6. ALL CONCRETE SHALL BE 4000 P.S.I. MINIMUM.
7. A 40 MIL EPOXY COATING SHALL BE APPLIED TO THE ENTIRE INTERIOR CONCRETE SURFACE OF THE MANHOLE. THE COATING SHALL CONSIST OF THE (2) COATS, EACH FOR (20) MILS THICK OF MACROPOXY 646 FAST CURE EPOXY BY SHERWIN WILLIAMS OR APPROVED EQUAL. THE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING. ASPHERS 300M OR EQUAL.
8. INSTALL DOUBLE RING OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS AND UNDER FRAME.
9. INSTALL DOUBLE RING OF BUTYL/ROPE PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS AND UNDER FRAME.
10. PIPE PENETRATION SHALL BE IN ACCORDANCE WITH ASTM C-478.
11. STEPS TO BE STEEL REINFORCED POLYPROPYLENE, SEE DETAIL S-7.
12. 4 DIAMETER MANHOLE TOP IS TO 15" PIPES, 5' DIAMETER MANHOLE FOR 18" TO 27" PIPES.
13. ALL FRAME AND COVERS SHALL BE ADJUSTED TO FINAL GRADE WITH NO MORE THAN 6" OF ADJUSTING RINGS.

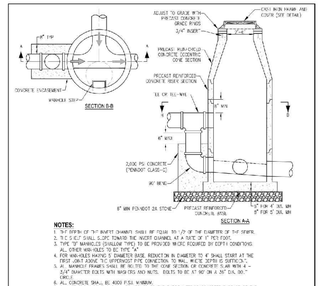
STANDARD MANHOLE TYPE A
CONSTRUCTION DETAIL S-1

Ebert Engineering, Inc.
Water and Wastewater Engineering
STANDARD MANHOLE TYPE A
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 03/16/17 | S-1



STANDARD MANHOLE TYPE B
CONSTRUCTION DETAIL S-2

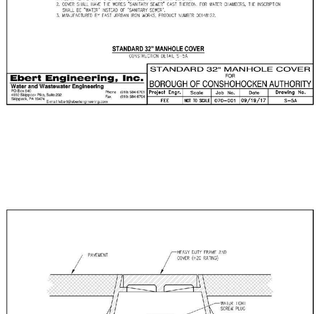
Ebert Engineering, Inc.
Water and Wastewater Engineering
STANDARD MANHOLE TYPE B
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 03/16/17 | S-2



NOTES:
1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 1/2 OF THE DIAMETER OF THE SEWER.
2. THE TRENCH SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PER FOOT.
3. TYPE "B" MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS. ALL OTHER MANHOLES TO BE TYPE "A".
4. FOR MANHOLES HAVING 2" DIAMETER HOLE REDUCTION IN DIAMETER TO 4' SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL. WHERE CEILING IS DIFFERENT.
5. ALL MANHOLE FRAMES SHALL BE SET TO THE CONE SECTION OR CONCRETE SLAB WITH A 6" - 24" DIAMETER BOLTS WITH WASHERS AND NUTS. BOLTS TO BE AT 90° ON A 24" D.A. BOLT CIRCLE.
6. ALL CONCRETE SHALL BE 4000 P.S.I. MINIMUM.
7. A 40 MIL EPOXY COATING SHALL BE APPLIED TO THE ENTIRE INTERIOR CONCRETE SURFACE OF THE MANHOLE. THE COATING SHALL CONSIST OF THE (2) COATS, EACH FOR (20) MILS THICK OF MACROPOXY 646 FAST CURE EPOXY BY SHERWIN WILLIAMS OR APPROVED EQUAL. THE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING. ASPHERS 300M OR EQUAL.
8. INSTALL DOUBLE RING OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS AND UNDER FRAME.
9. INSTALL DOUBLE RING OF BUTYL/ROPE PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS AND UNDER FRAME.
10. PIPE PENETRATION SHALL BE IN ACCORDANCE WITH ASTM C-478.
11. STEPS TO BE STEEL REINFORCED POLYPROPYLENE, SEE DETAIL S-7.
12. 4 DIAMETER MANHOLE TOP IS TO 15" PIPES, 5' DIAMETER MANHOLE FOR 18" TO 27" PIPES.
13. ALL FRAME AND COVERS SHALL BE ADJUSTED TO FINAL GRADE WITH NO MORE THAN 6" OF ADJUSTING RINGS.

DROP MANHOLE TYPE "A"
CONSTRUCTION DETAIL S-3

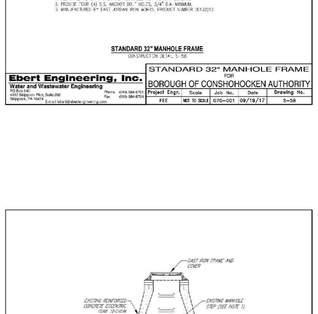
Ebert Engineering, Inc.
Water and Wastewater Engineering
DROP MANHOLE TYPE A
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 03/16/17 | S-3



STANDARD 32" MANHOLE COVER
CONSTRUCTION DETAIL S-3A

NOTES:
1. CASTINGS SHALL BE MADE OF GRAY CAST IRON SUITABLE FOR HIGHWAY LOADING.
2. COVER SHALL HAVE THE WORDS "SANITARY SEWER" CAST THEREON. FOR WATER CHAMBERS, THE INSCRIPTION SHALL BE "WATER" INSTEAD OF "SANITARY SEWER."
3. MANUFACTURED BY EAST JORDAN IRON WORKS, PRODUCT NUMBER 3048Z3.

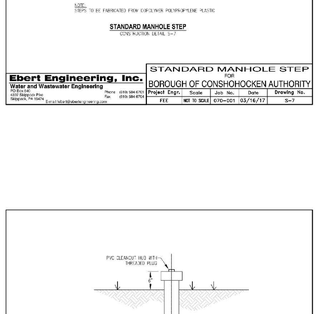
Ebert Engineering, Inc.
Water and Wastewater Engineering
STANDARD 32" MANHOLE COVER
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 09/19/17 | S-3A



STANDARD 32" MANHOLE FRAME
CONSTRUCTION DETAIL S-3B

NOTES:
1. CASTINGS SHALL BE MADE OF GRAY CAST IRON SUITABLE FOR HIGHWAY LOADING.
2. PROVIDE TWO (2) 1/2 IN. ANCHOR BOLT HOLES, 3/4" DIA. MINIMUM.
3. MANUFACTURED BY EAST JORDAN IRON WORKS, PRODUCT NUMBER 3048Z3.

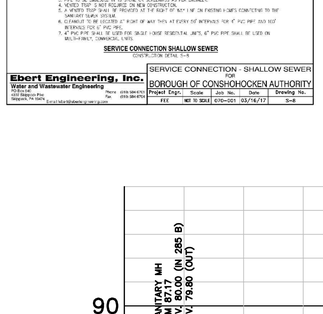
Ebert Engineering, Inc.
Water and Wastewater Engineering
STANDARD 32" MANHOLE FRAME
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 09/19/17 | S-3B



STANDARD MANHOLE STEP
CONSTRUCTION DETAIL S-7

NOTE:
STEPS TO BE FABRICATED FROM COPOLYMER POLYPROPYLENE PLASTIC

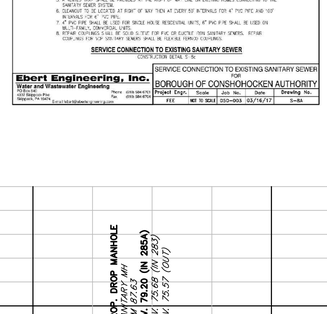
Ebert Engineering, Inc.
Water and Wastewater Engineering
STANDARD MANHOLE STEP
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 03/16/17 | S-7



NOTES:
1. BUILDING SEWER FROM RIGHT OF WAY LINE TO BUILDING PLUMBING SYSTEM SHALL CONFORM TO THE INTERNATIONAL PLUMBING CODE ADOPTED BY BOROUGH.
2. TEMPORARY PLUG TO REMAIN IN LATERAL UNTIL CONSTRUCTION OF BUILDING SEWER OCCURS. BUILDING SEWER SHALL BE CONSTRUCTED BY LICENSED PLUMBER AS PART OF BUILDING CONSTRUCTION.
3. TAPS TO BE DIVERGENT 11-1/2 STONE OR SIMILAR AS PER ENGINEER.
4. WHERE DEPTH IS NOT SUFFICIENT ON RIGHT-OF-WAY LINE, CONSTRUCTION IN EASEMENT MAY BE REQUIRED.
5. ALL SEWER LATERALS SHALL BE INSPECTED BY THE BOROUGH PRIOR TO BACKFILLING.
6. CLEANOUT TO BE LOCATED AT RIGHT OF WAY THEN AT EVERY 50' INTERVALS FOR 4" PVC PIPE AND 100' IN SERVICES FOR 6" PVC PIPE.
7. 4" PVC PIPE SHALL BE USED FOR SINGLE HOUSE RESIDENTIAL UNITS. 6" PVC PIPE SHALL BE USED ON MULTI-FAMILY, COMMERCIAL UNITS.
8. REPAIR COUPLINGS SHALL BE SOLID SLEEVE TYPE FOR PVC OR ELECTRIC FUSION COUPLINGS. REPAIR COUPLINGS FOR SCH 35D THRU SEWERS SHALL BE FLEXIBLE REPAIR COUPLINGS.

SERVICE CONNECTION SHALLOW SEWER
CONSTRUCTION DETAIL S-8

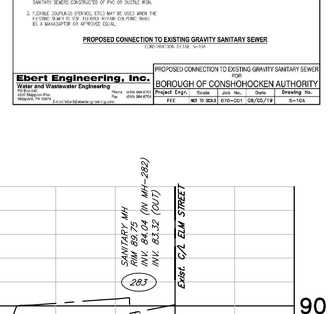
Ebert Engineering, Inc.
Water and Wastewater Engineering
SERVICE CONNECTION - SHALLOW SEWER
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 03/16/17 | S-8



NOTES:
1. BUILDING SEWER FROM RIGHT OF WAY LINE TO BUILDING PLUMBING SYSTEM SHALL CONFORM TO THE INTERNATIONAL PLUMBING CODE ADOPTED BY BOROUGH.
2. TEMPORARY PLUG TO REMAIN IN LATERAL UNTIL CONSTRUCTION OF BUILDING SEWER OCCURS. BUILDING SEWER SHALL BE CONSTRUCTED BY LICENSED PLUMBER AS PART OF BUILDING CONSTRUCTION.
3. TAPS TO BE DIVERGENT 11-1/2 STONE OR SIMILAR AS PER ENGINEER.
4. WHERE DEPTH IS NOT SUFFICIENT ON RIGHT-OF-WAY LINE, CONSTRUCTION IN EASEMENT MAY BE REQUIRED.
5. ALL SEWER LATERALS SHALL BE INSPECTED BY THE BOROUGH PRIOR TO BACKFILLING.
6. CLEANOUT TO BE LOCATED AT RIGHT OF WAY THEN AT EVERY 50' INTERVALS FOR 4" PVC PIPE AND 100' IN SERVICES FOR 6" PVC PIPE.
7. 4" PVC PIPE SHALL BE USED FOR SINGLE HOUSE RESIDENTIAL UNITS. 6" PVC PIPE SHALL BE USED ON MULTI-FAMILY, COMMERCIAL UNITS.
8. REPAIR COUPLINGS SHALL BE SOLID SLEEVE TYPE FOR PVC OR ELECTRIC FUSION COUPLINGS. REPAIR COUPLINGS FOR SCH 35D THRU SEWERS SHALL BE FLEXIBLE REPAIR COUPLINGS.

SERVICE CONNECTION TO EXISTING SANITARY SEWER
CONSTRUCTION DETAIL S-9A

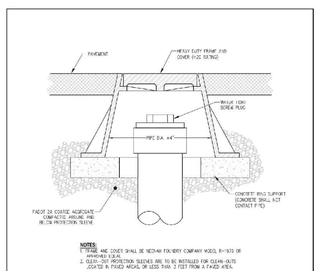
Ebert Engineering, Inc.
Water and Wastewater Engineering
SERVICE CONNECTION TO EXISTING SANITARY SEWER
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 250-000 | 03/16/17 | S-9A



NOTES:
1. EXISTING PVC SANITARY SEWERS MUST BE SDR-35 PVC.
2. REPAIR COUPLINGS MUST BE SOLID SLEEVE FOR SCH 35 PVC SANITARY SEWERS CONSTRUCTED OF PVC OR DUCTILE IRON.
3. FLEXIBLE COUPLERS (STEMCO, ETC.) MAY BE USED WHEN THE EXISTING SEWER IS TOO FLEXIBLE TO MAKE COUPLING SHAKE BE A MANUFACTURER OF APPROVED EQUAL.

PROPOSED CONNECTION TO EXISTING GRAVITY SANITARY SEWER
CONSTRUCTION DETAIL S-9B

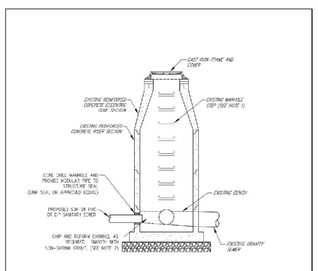
Ebert Engineering, Inc.
Water and Wastewater Engineering
PROPOSED CONNECTION TO EXISTING GRAVITY SANITARY SEWER
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 08/05/19 | S-10A



NOTES:
1. FRAME AND COVER SHALL BE NEENAH FOUNDRY COMPANY MODEL R-1976 OR APPROVED EQUAL.
2. CLEAN-OUT PROTECTION SLEEVES ARE TO BE INSTALLED FOR CLEAN-OUTS LOCATED IN PAVED AREAS OR LESS THAN 2 FEET FROM A PAVED AREA.

CLEAN-OUT PROTECTION SLEEVE
CONSTRUCTION DETAIL S-15

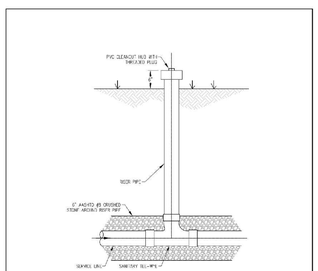
Ebert Engineering, Inc.
Water and Wastewater Engineering
CLEAN-OUT PROTECTION SLEEVE
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 03/16/17 | S-15



NOTES:
1. CLEAN-OUT SHALL BE INSTALLED TO NOT INTERFERE WITH EXISTING MANHOLE STEPS. IF THE PROPOSED SEWER CROWN OF INVERT IS LESS THAN THE MANHOLE STEPS, THE MANHOLE SHALL BE CUT AND REMOVED TO THE NEXT JOINT BELOW THE STEPS AND REPLACED. THE NEW PIPE TO BE INSTALLED SHALL BE REMOVED AND REPLACED SO THAT THE FRAME AND GRATE IS ABOVE THE RELOCATED MANHOLE STEPS.
2. EXISTING CHANNELS TO BE MODIFIED FROM THE NEW MANHOLE SEWER SHALL BE CHIPPED AND FORMED AS REQUIRED TO MAINTAIN SMOOTH FLOW BETWEEN PIPES. CHANNELS SHALL BE MODIFIED TO SMALL SURFACES SHALL BE TROWELED SMOOTH WITH NON-SHRINK GROUT.

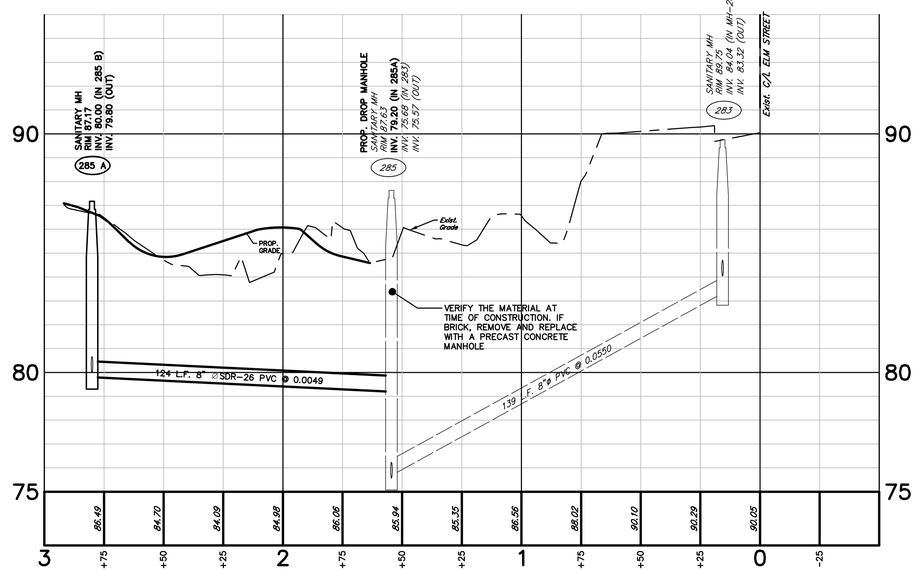
NEW SEWER CONNECTION TO EXISTING MANHOLE
CONSTRUCTION DETAIL S-33A

Ebert Engineering, Inc.
Water and Wastewater Engineering
NEW SEWER CONNECTION TO EX. MANHOLE
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 03/16/17 | S-33A



CLEANOUT DETAIL
NOT TO SCALE

Ebert Engineering, Inc.
Water and Wastewater Engineering
CLEAN OUT DETAIL
FOR
BOROUGH OF CONSHOHOCKEN AUTHORITY
Project Engr.: | Scale: | Job No.: | Date: | Drawing No.:
FEE | NOT TO SCALE | 670-001 | 03/16/17 | S-34



SANITARY SEWER NOTES

1. BYPASS PUMPING SHALL BE REQUIRED DURING INSTALLATION OF THE PROPOSED SANITARY SEWER LATERAL CONNECTION IN MAPLE STREET. A BYPASS PUMPING OR PUMP–AND–HAUL PLAN SHALL BE SUBMITTED TO THE AUTHORITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.
2. A BOROUGH OF CONSHOHOCKEN ROAD OPENING PERMIT SHALL BE ISSUED PRIOR TO CONSTRUCTION.
3. ALL SANITARY SEWER CONNECTIONS TO THE PUBLIC SEWER MAIN ARE REQUIRED TO BE OBSERVED BY A REPRESENTATIVE OF THE BOROUGH OF CONSHOHOCKEN AUTHORITY PRIOR TO BACKFILLING. ANY WORK COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED AND INSPECTED BEFORE ANY OTHER WORK PROCEEDS. THE BOROUGH OF CONSHOHOCKEN AUTHORITY MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
4. WATER LINES AND SANITARY SEWER MAINS AND LATERALS SHALL BE KEPT TEN (10) FEET APART (PARALLEL). SANITARY SEWER MAINS AND LATERALS SHALL, WHEN CROSSING WATER AND STORMWATER LINES, MAINTAIN A MINIMUM OF 18–INCHES VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE). IF THE MINIMUM VERTICAL CLEARANCE CANNOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED. THE SANITARY SEWER PIPE SHALL BE CONCRETE ENCASED TO A MINIMUM OF TEN FEET ON EITHER SIDE OF THE OUTSIDE EDGE OF THE PIPE THE SANITARY SEWER LATERAL IS CROSSING.
5. PROVIDE A MINIMUM OF FOUR FEET (4'–0") OF COVER OVER SANITARY SEWER MAINS AND LATERALS.
6. PLEASE VERIFY THE MATERIAL OF THE EXISTING MANHOLE IN WOOD STREET (PAPER STREET) AT THE PROPOSED SEWER MAIN CONNECTION. IF THE MANHOLE IS OF BRICK CONSTRUCTION, THE MANHOLE IS TO BE REMOVED AND REPLACED WITH A PRECAST CONCRETE MANHOLE; DOGHOUSE MANHOLES SHALL NOT BE PERMITTED.
7. ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR–26 PVC.
8. VERIFY THE MATERIAL OF THE EXISTING MANHOLE NO. 285 IN WOOD STREET (PAPER STREET) AT THE PROPOSED SEWER MAIN CONNECTION. IF THE MANHOLE IS OF BRICK CONSTRUCTION, THE MANHOLE IS TO BE REMOVED AND REPLACED WITH A PRECAST CONCRETE MANHOLE; DOGHOUSE MANHOLES SHALL NOT BE PERMITTED.
9. THE BOROUGH OF CONSHOHOCKEN AUTHORITY PROHIBITS SUMP PUMPS DISCHARGING INTO ANY CONNECTION TO THE PUBLIC SANITARY SEWER SYSTEM.
10. SHOP DRAWINGS SHALL BE SUBMITTED TO THE AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
11. A PRE–CONSTRUCTION MEETING MUST BE SCHEDULED WITH THE AUTHORITY PRIOR TO CONSTRUCTION BUT AFTER SHOP DRAWINGS ARE APPROVED AND ALLREQUIRED ITEMS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE AUTHORITY.

30 0 15 30 60 90
GRAPHIC SCALE

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

CONSTRUCTION DETAIL SHEET – SANITARY SEWER FACILITIES
AS PART OF
MAPLE STREET PROPERTIES
PREPARED FOR
MECKA PROPERTIES LLC
SITE SITUATE IN
CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

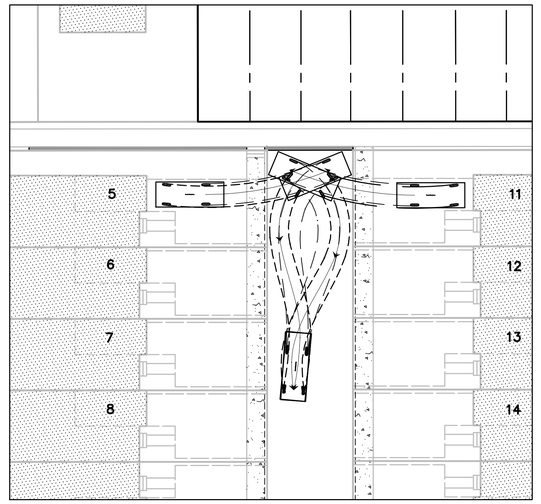
S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679–0200; www.stotac.com

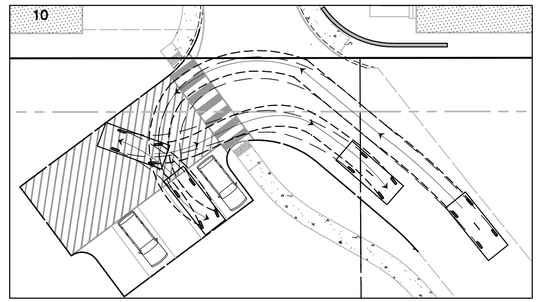
PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL: 1" = 30' VERTICAL: 1" = 3'	M.J.P.	S.A.R.	20 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281DET	

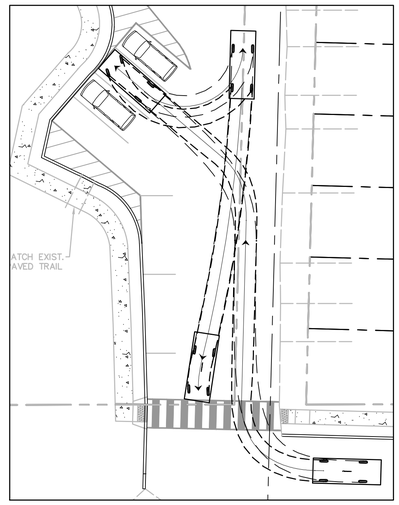
MAPLE STREET PROPERTIES (STA #6281)

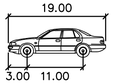
Conshohocken Borough

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6







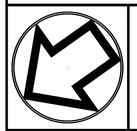


PASSENGER CAR feet

Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

LEGEND

FRONT TIRE
REAR TIRES



20 0 10 20 40 60
GRAPHIC SCALE

2	ADM	PER VARIOUS REVIEWS	MAY 11, 2026
1	MJP	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

VEHICLE TURNPATH PLAN

FOR THE

MAPLE STREET PROPERTIES

PREPARED FOR

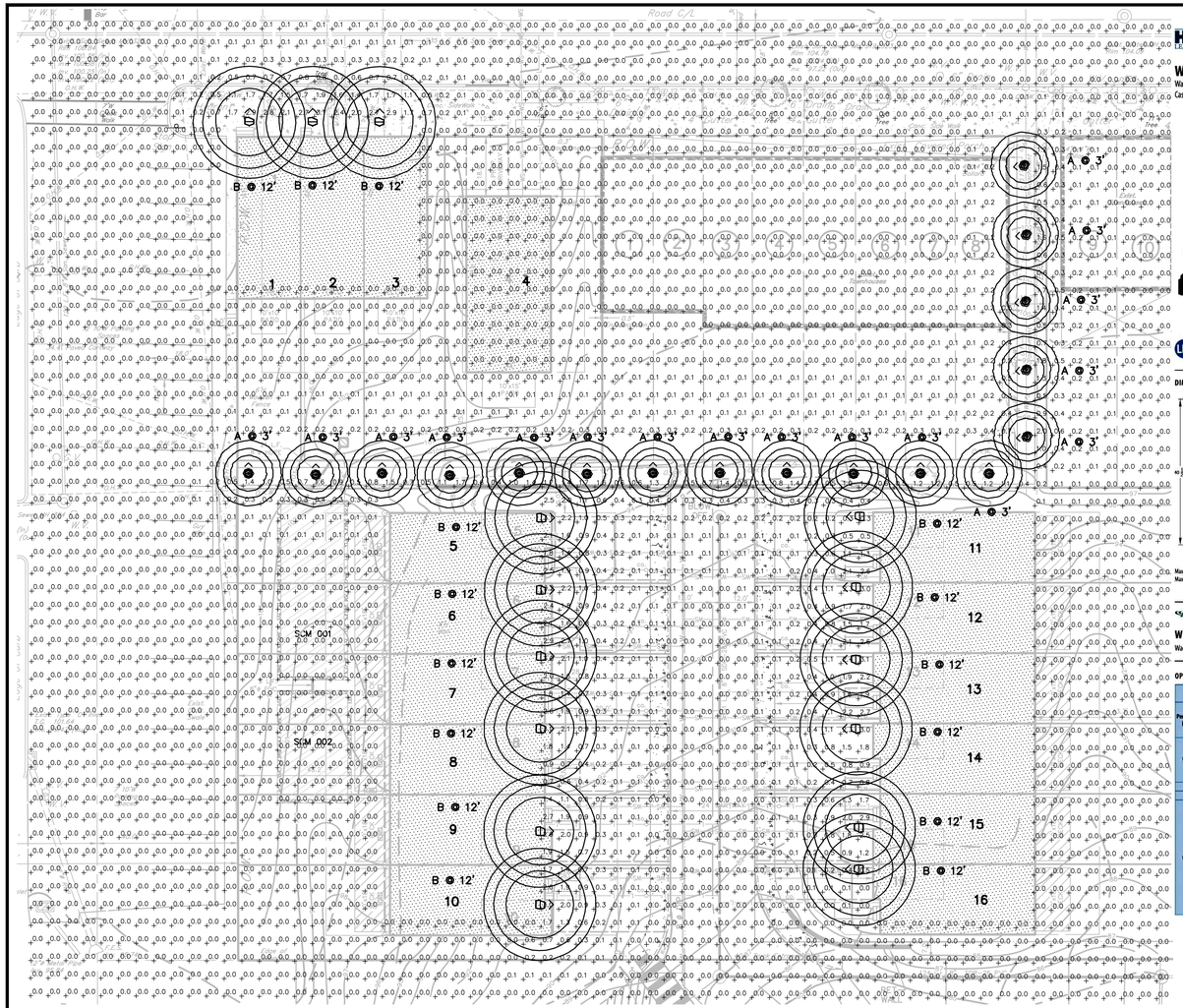
MECKA PROPERTIES LLC

SITE SITUATE IN

CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

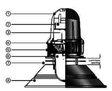
PLAN SCALE HORIZONTAL:	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=20'	M.J.P.	S.A.R.	21 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281TTP	



LUMINIS (OR APPROVED EQUAL) SR366 SCIROCCO WALL

PROJECT NAME: **QUANTITY:** **TYPE:**

ORDERING CODE:



1. Cast aluminum driver housing.
2. Universal driver tray with twist lock design.
3. Sealed and isolated LED compartment.
4. Housing/shade assembly hinge mechanism.
5. Cast aluminum LED heat dissipator.
6. Borosilicate prismatic heavy glass diffuser.
7. Set of cast aluminum louver rings.
8. Structurally reinforced perimeter aluminum shade. Inner surface is standard white enamel for increased light performance.

SR366

MATERIALS

Scirocco is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. The top cast aluminum housing is designed with a hinged mechanism. The hard aluminum shade assembly is designed with a set of perimeter reinforcement ribs. The inner surface is standard white enamel for higher light efficiency. The lower optical assembly includes sealed borosilicate prismatic glass diffuser, which is secured with a silicone memory retention gasket. The diffuser is enclosed in a star ribbed one piece cast aluminum cage.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/-22°F to 60°C/140°F), output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 3000K, 3500K, 4000K with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70/60,000) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air pocket extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.luminis.com/technical/warranty/

MOUNTING

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes.

MEASUREMENTS

Maximum weight: 19 lbs (8.6 kg)

EPA: 0.85

LUMINIS.COM
Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS (OR APPROVED EQUAL) SR366 SCIROCCO WALL

ORDERING CODE

*SERIES	*LIGHT OUTPUT	*CCT	*VOLTAGE	*MOUNTING	FUSE
SR366	**L1L15** 1482 lm / 28w **L1L30** 2804 lm / 53w Delivered lumens calculated at 4000K/80CRI. Typical power consumption. Refer to LCT table for value/s at other CCTs.	**30K** 3000K **35K** 3500K **40K** 4000K	**120** 120V **277** 277V **347** 347V **480** 480V **HVOLT** 347V-480V **MVOLT** 120V-277V	**WM45** Wall mount w/45° support **WMS** Wall mount shepherd arm attachment **WM** Wall mount	**FS** Fuse

PHOTOCELL	SHIELDING ACCESSORIES	*FINISH	ENVIRONMENT
PH Photocell[1]	**HS** House side shield	**BKT** Jet black **BZT** Bronze **CHT** Champagne **CNT** Corten **DGT** Gun metal **GRT** Titanium gray **MST** Matte silver **SGT** Steel gray **WHT** Snow white **CMC** Custom matched color[3] **RAL** RAL color[3]	**MG** Marine grade paint[4]

NOTES:
- *- Denotes a required field
- 1- Not available with 480 or HVOLT.
- 2- Contact factory to coordinate custom matching collar.
- 3- Specify RAL number.
- 4- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.

LUMINIS.COM
Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

HOLOPHANE LEADER IN LIGHTING SOLUTIONS

Catalog # (OR APPROVED EQUAL) Type

Notes

WDBOLED
Wadsworth LED Series: Cast Aluminum Bollard

General Description
The Wadsworth is a decorative bollard which provides a fully integrated LED solution to complement the full line of decorative posts by transitioning flawlessly from the street to pedestrian walkway.

While maintaining the period style, the electronics are engineered to provide energy-efficient lighting and minimize maintenance components. Our bollards offer superior finish through the application of a polyester powder coat finish.

Intended use: Bollard for city streetscapes, public areas and parks, higher education campuses, paths and walkways.

Mechanical Specifications
The luminaire housing shall:
- Be heavy grade A356.1 cast aluminum (aluminum with <1% copper)
- Wet locations listed
- One-piece casting with a removable top
- Optical assembly is secured inside the shaft
- All welding shall be per ANSI/AWS D1.2-90
- All welders shall be certified per Section 5 of ANSI/AWS D1.2-90
- (4) ¾" diameter by 18" long, hot-dip galvanized L-type anchors bolts are provided and are to be installed on a 10.5" bolt circle
- Access door opening for anchor bolts and wiring access is 3" x 5" x 4.5"
- Optional Field or Factory installed hot-dip galvanized direct burial base for mounting without a concrete footing

The finish shall:
- Utilize a polyester powder coat paint to ensure maximum durability.
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical Specifications
The driver shall meet the following requirements:
- Certified by UL or CSA for wet locations
- A factory programmable electronic driver with 0-10V dimming
- LEDs shall have a minimum of 70 CRI and available in 2700K, 3500K and 4000K CCT
- The electrical system shall be designed to meet ANSI/IEEE C62.41.2 and shall offer a 10kV/5kA surge protection, fail off, as standard with an optional 20kV/10kA surge protection, fail off with indicator light, option
- Optional GFI receptacle with wet-location cover, not CSA listed

Optical Specifications
- IP65 light engine
- Type 5 distribution with a translucent smooth white acrylic outer lens

Control Options
The control options shall include, but not limited to, the following:
- Field adjustable output to adjust output to luminaire - AO
- Button style photocontrol

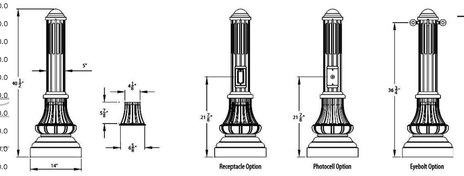
Certification and Standards
- UL 1598 - Wet Locations Safety Listing
- Suitable for ambient temperatures -40°C to 40°C

Warranty
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Important Installation Notes:
- Factory-supplied templates must be used when setting anchor bolts. Acuity Brands Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- Acuity Brands Lighting is not responsible for the foundation design.

DIMENSIONAL DATA



Receptacle Option | Photocell Option | Eyebolt Option (more than 1 can be specified)

Maximum standard weight - 43 lbs.
Maximum weight with Direct Burial Base Option - 43 lbs.

HOLOPHANE (OR APPROVED EQUAL)

WDBOLED
Wadsworth LED Series: Cast Aluminum Bollard

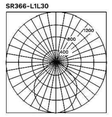
OPTIONS MATRIX

Mounting	Performance Package				Voltage					Optic	Lens	Options											
	P10	P20	P30	P40	MVOLT	HVOLT	120V	277V	347V	NOS	AWS	AO	DBB	EB36A	EB36B	EB36C	EB36D	PCE	PEC1	PEC2	PEC3	PIRER	TB	20KV
Performance Package	P10		S	S	S	Y	S	Y	Y	S	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P20	S		S	S	Y	Y	S	Y	S	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P30	S	S		S	Y	Y	Y	S	S	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P40	S	S	S		Y	Y	Y	Y	S	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Voltage	MVOLT	Y	Y	Y	Y					S	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	HVOLT	S	S	Y	Y					S	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	120V	Y	Y	Y	Y	S	S	S	S	S	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	277V	Y	Y	Y	Y	S	S	S	S	S	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	347V	S	S	Y	Y	S	S	S	S	S	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Optic	NOS	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lens	AWS	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	AO	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	S	Y
	DBB	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	S	Y
Options	EB36A	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					Y	Y	Y	Y	Y	Y	Y
	EB36B	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					Y	Y	Y	Y	Y	Y	Y
	EB36C	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					Y	Y	Y	Y	Y	Y	Y
	EB36D	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					Y	Y	Y	Y	Y	Y	Y
	PCE	Y	Y	Y	Y	L	Y	L	Y	Y	Y	Y	Y	Y	Y	Y	Y						Y	Y
	PEC1	Y	Y	Y	Y	L	Y	L	Y	Y	Y	Y	Y	Y	Y	Y	Y						Y	Y
	PEC2	Y	Y	Y	Y	L	Y	L	Y	Y	Y	Y	Y	Y	Y	Y	Y						Y	Y
	PEC3	Y	Y	Y	Y	L	Y	L	Y	Y	Y	Y	Y	Y	Y	Y	Y						Y	Y
	PIRER	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	S	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y
	TB	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	20KV	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

LUMINIS (OR APPROVED EQUAL) SR366 SCIROCCO WALL

TYPICAL PHOTOMETRY SUMMARY

SR366-L1L30



LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
3000K	80	0.94
3500K	80	0.98
4000K	80	1.00

Total Lms: 2804 Lumens
Total Input Watts: 53 W
Efficacy: 53%
BUG: B1-U3-G1
CCT/CRI: 4000K
Maximum Candela: 1195

LUMINIS.COM
Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

HOLOPHANE (OR APPROVED EQUAL)

WDBOLED
Wadsworth LED Series: Cast Aluminum Bollard

ORDERING INFORMATION **Example:** WDBOLED CA P40 30K MVOLT NIOS AWS BK EB36B EB36D

Series	Material	LED Performance Package	Color Temperature	Voltage	Optics
WDBOLED	CA Cast Aluminum	P10 12 watts P20 19 watts P30 25 watts P40 32 watts	27K 2700K 30K 3000K 40K 4000K	MVOLT Auto-sensing voltage (120V thru 277V 50/60 HZ HVOLT Auto-sensing voltage (347-480) 50/60 HZ 120V 120V 50/60 HZ 277V 208-277V 50/60 HZ 347V 347V 50/60 HZ	NIOS No internal reflector, Type 5

Lens	Color	Options / Controls
AWS Acrylic White Smooth translucent outer lens	BK Black BZ Bronze GH Graphite GN Green GR Grey PP Primer Paint WH White CMC Custom Match Color RALxxxxDCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number. XX Standard Finish, TBD	AO Field adjustable output device EB36A Eyebolt (for chain by others) at 36° and 0° counterclockwise from door EB36B Eyebolt (for chain by others) at 36° and 90° counterclockwise from door EB36C Eyebolt (for chain by others) at 36° and 180° counterclockwise from door EB36D Eyebolt (for chain by others) at 36° and 270° counterclockwise from door PEC1 Button style photocontrol (120V) PEC2 Button style photocontrol (208V-277V) PEC3 Button style photocontrol (347V) DBB Factory installed direct burial base for mounting without a concrete footing FGE GFI receptacle externally mounted with wet-location cover (120V) PIRER Security Screws - Pin in lieu exterior fasteners TB 3 position terminal block 20KV Extreme surge protection 20kV/10kA, fail off with indicator light

Accessories: *Order as separate catalog number.*	
ADBB2R3	Bolt on 24" long, 3.5" Schedule 40 hot-dip galvanized steel pipe with 2"x 8" tri-way opening; attachment hardware included
AB-31-4	Anchor bolt set
TMP-78	Anchor bolt template

HOLOPHANE (OR APPROVED EQUAL)

WDBOLED
Wadsworth LED Series: Cast Aluminum Bollard

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Use the factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient Temp		Lumen Multiplier
°C	°F	P10 - P40
0	32	1.04
5	41	1.03
10	50	1.02
15	59	1.02
20	68	1.01
25	77	1.00
30	86	0.99
35	94	0.98
40	104	0.97

PERFORMANCE DATA

Performance Package	Distribution	Input Watts	27K (2700K CCT, 70 CRI)				30K (3000K CCT, 70 CRI)				40K (4000K CCT, 70 CRI)			
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P10	NIOS AWS	11	859	78	0	3	1	870	79	0	3	1	916	83	0	3	1
P20	NIOS AWS	19	1,338	70	1	4	1	1,356	71	1	4	1	1,427	75	1	4	1
P30	NIOS AWS	24	1,738	72	1	4	2	1,761	73	1	4	2	1,853	77	1	4	2
P40	NIOS AWS	29	2,119	73	1	4	2	2,147	74	1	4	2	2,259	78	1	4	2

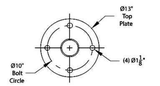
PROJECTED LED LUMEN MAINTENANCE

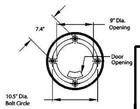
Data references the extrapolated performance projections for the platforms noted in 25C ambient, based on 6,000 hours of IES testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Lumen Maintenance - LLD (Same for all LED packages)								L70 Hrs
P10 - P40	Hours	0	25,000	36,000	50,000	60,000	75,000	100,000	> 60,000
	Factor	1	0.97	0.96	0.95	0.94	0.93	0.91	

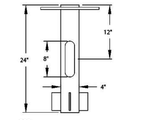
COMPONENTS & OPTIONS DATA

AO
Manual field adjustable output dimming device



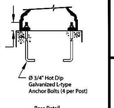


20KV
Safeguard your investment from extreme voltage spikes with our new Extreme 20kV/10kA SPD



DBB
Direct Burial Base

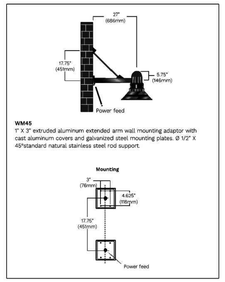
Weight - 30 lbs.



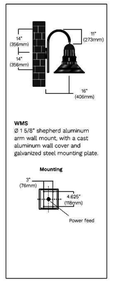
Base Detail

LUMINIS (OR APPROVED EQUAL) SR366 SCIROCCO WALL

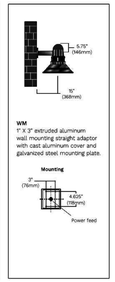
OPTION DETAILS



WM45
1" X 3" extruded aluminum extended arm wall mounting adaptor with cast aluminum covers and galvanized steel mounting plates. Ø 1/2" X 45°standard natural stainless steel rod support.



WMS
Ø 1 5/8" shepherd aluminum arm wall mount, with a cast aluminum wall cover and galvanized steel mounting plate.



WM
1" X 3" extruded aluminum wall mounting straight adaptor with cast aluminum cover and galvanized steel mounting plate.

GRAPHIC SCALE
20 0 10 20 40 60

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

PEDESTRIAN LIGHTING PLAN
AS PART OF
MAPLE STREET PROPERTIES
PREPARED FOR
MECKA PROPERTIES LLC
SITE SITUATE IN
CONSHOHOCKEN BOROUGH
MmontgomeryCounty, PENNSYLVANIA

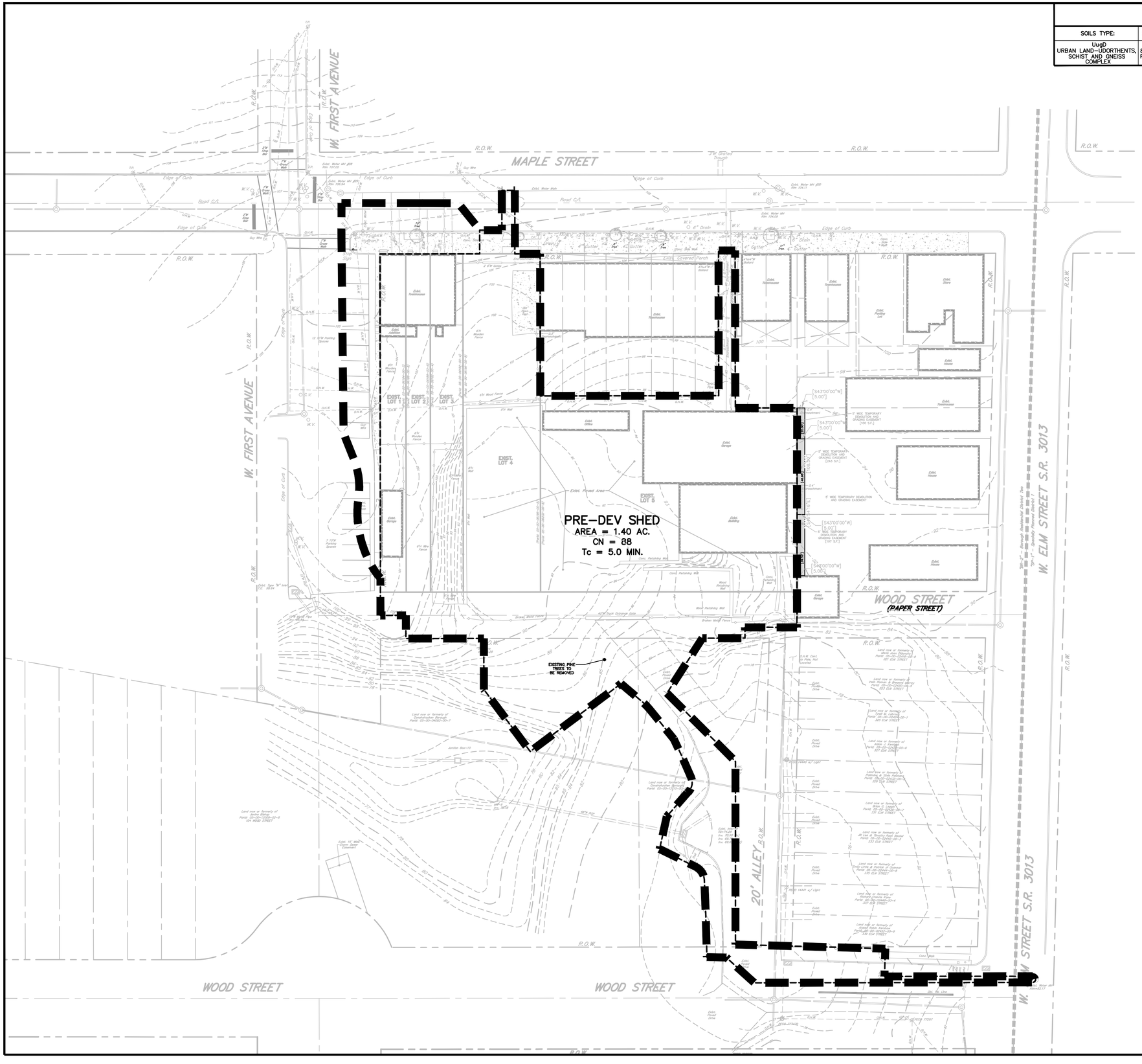
S T A Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

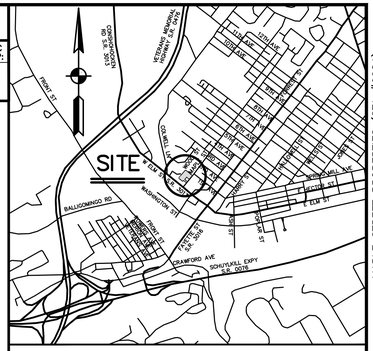
PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL: 1"=20'	M.J.P.	S.A.R.	22 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281LGT	

MAPLE STREET PROPERTIES (STA #6281)

SOILS DATA

SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:
UugD URBAN LAND–UDORTHENTS, SCHIST AND GNEISS COMPLEX	8 TO 25 PERCENT	10–99" TO LITHIC BEDROCK	20" TO 70"	D





SITE LOCATION MAP 1"=2000'

MAPLE STREET PROPERTIES (STA #6281)

LEGEND

- PRE–DEVELOPMENT WATERSHED BOUNDARY
- X ANALYSIS POINT

GRAPHIC SCALE
30 0 15 30 60 90

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

PRE–DEVELOPMENT DRAINAGE SHED PLAN

AS PART OF

MAPLE STREET PROPERTIES

PREPARED FOR

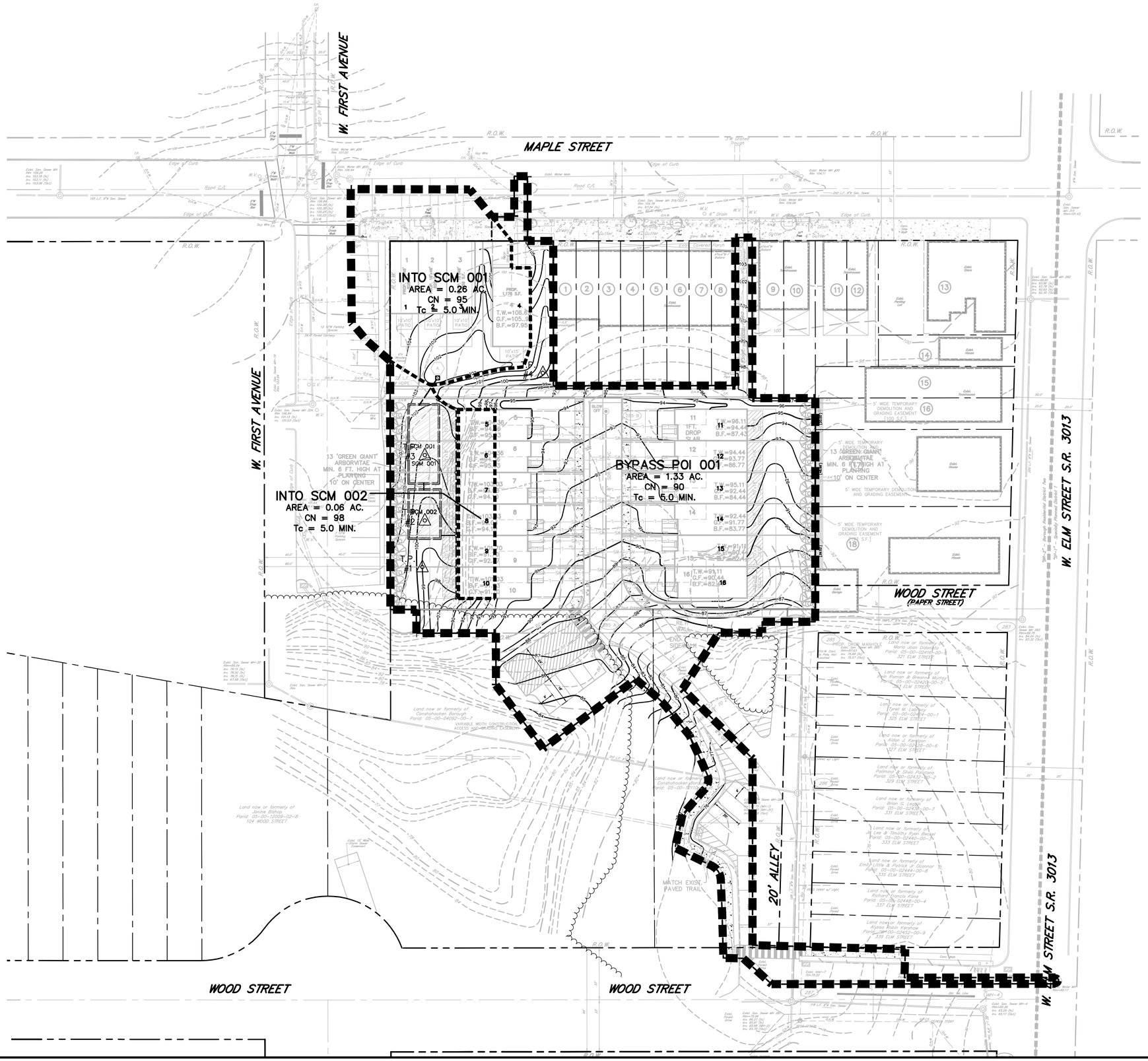
MECKA PROPERTIES LLC

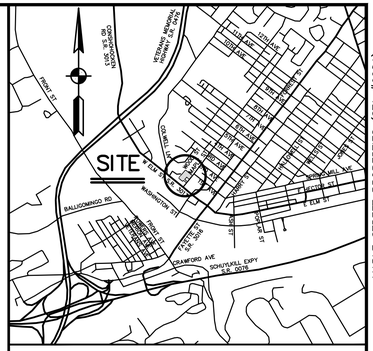
SITE SITUATE IN

CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

S T A Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679–0200; www.stotac.com

PLAN SCALE HORIZONTAL:	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=30'	M.J.P.	S.A.R.	23 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281SHED–PRE	





SITE LOCATION MAP 1"=2000'

MAPLE STREET PROPERTIES (STA #6281)

LEGEND

- INLET DRAINAGE SHED BOUNDARY
- ROOF DRAIN SHED BOUNDARY

30 0 15 30 60 90

GRAPHIC SCALE

2	ADM.	PER VARIOUS REVIEWS	MAY 11, 2026
1	INT.	S.T.A. PLAN ORIGINATION DATE	JAN. 5, 2026

POST-DEVELOPMENT DRAINAGE SHED PLAN

AS PART OF

MAPLE STREET PROPERTIES

PREPARED FOR

MECKA PROPERTIES LLC

SITE SITUATE IN

CONSHOHOCKEN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA

S T A Engineering, Inc.

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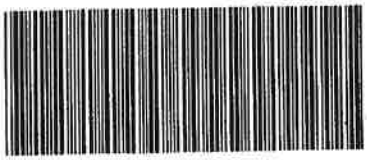
PLAN SCALE HORIZONTAL:	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=30'	M.J.P.	S.A.R.	24 OF 24
	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281SHED-POST	

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 6385 PG 01022 to 01026.1
INSTRUMENT # : 2024065259
RECORDED DATE: 12/06/2024 09:01:19 AM



6366334-0027X

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Document Type:	Deed	**Transaction #:**	7018947 - 5 Doc(s)
Document Date:	11/24/2024	**Document Page Count:**	4
Reference Info:		**Operator Id:**	dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #:	05-00-06232-00-9
Address:	18 MAPLE ST CONSHOHOCKEN PA 19428
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

RECORDED
Borough of Conshohocken
Date: 12/10/24 KD

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: **$1.00**
TAXABLE AMOUNT: **$1,401,470.40**

FEES / TAXES:

Recording Fee:Deed	$86.75
Affidavit Fee	$1.50
Additional Names Fee	$2.00
Affordable Housing Names	$2.00
State RTT	$14,014.70
Conshohocken Borough RTT	$7,007.35
Colonial School District RTT	$7,007.35
Total:	$28,121.65

DEED BK 6385 PG 01022 to 01026.1
Recorded Date: 12/06/2024 09:01:19 AM

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/Return To:
F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-06232-00-9 CONSHOHOCKEN BOROUGH
18 MAPLE ST
MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E
B 007 L U 022 4290 12/04/2024 JB

Property Address:
18 Maple Street
Conshohocken, PA, 19428

Tax Parcel ID: 05-00-06232-00-9

Transfer Tax is calculated on the Computed Value.

DEED

Date: November 24, 2024

Grantors: Joseph A. Morello
Russell A. Morello, Jr.
Amanda Marie Morello
Kristie ~~Christie~~ Morello who acquired title as Christie Morello
Catherine ~~E.~~ R Morello who acquired title as Catherine E. Morello

Grantee: Mecka Properties, LLC

Consideration: $1.00

Conveyance: In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property: ALL THAT CERTAIN tract or piece of land, with the buildings thereon erected, situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Northwesterly side of Maple Street, at the distance of one hundred and sixty five and thirty two one hundredths feet Northeasterly from the North corner of Elm and Maple Streets, being a corner of this and land of Hypolit Nashielski; thence still along said side of Maple Street Northeasterly ten and seventy five one hundredths feet more or less to a stake, a corner of this and land of John Skowronski; thence by and along said land Northwesterly ninety two feet to a stake; thence Northeasterly and parallel with said Maple

Street one hundred and fifteen and twenty eight one hundredths feet more or less to a stake in line of land of Bernard Dembowski; thence by and along said land North forty seven degrees one minute West one hundred and twenty seven feet more or less to the southeast side of a thirty foot wide street; leading into Elm Street; thence along said side of said street Southwesterly one hundred and sixty-six and three one hundredths feet more or less to a stake in the rear of lots fronting on Elm Street; thence by and along the same Southeasterly one hundred and nineteen feet to the rear of lots fronting on Maple Street late of the grantors herein; thence Northeasterly along said lots forty feet to a stake; thence Southeasterly along the line of land of the said Hypolit Nashielski one hundred feet to the place of beginning.

BEING known as 18 Maple Street.

BEING Parcel No. 05-00-06232-00-9 as set forth in the Montgomery County Board of Assessment Appeals.

BEING the same premises which Russell A. Morello and Rosemarie Morello, his wife, by Deed dated October 22, 1987 and recorded on October 26, 1987 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4855, page 605 etc., granted and conveyed unto Russell A. Morello and Rosemarie Morello, h/w, and Russell A. Morello, Jr., Salvatore Morello and Joseph A. Morello, in fee.

AND the said Russell A. Morello died on August 19, 2002, whereupon title to a one-quarter interest in the property became vested in Rose Marie Morello, his wife, by operation of law.

BEING the said same premises which Rose Marie Morello, Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello, by Deed dated October 7, 2003 and recorded on March 9, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 05499, page 00657 et seq., granted and conveyed to Russell A. Morello, Jr., Salvatore Morello and Joseph A. Morello, as tenants in common.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on May 10, 2024, in the Office of Register of Wills of Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda

Marie Morello, Christie Morello, and Catherine E. Morello. Letters Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1020 et seq., Instrument No. 2024055735, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty: Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello

Russell A. Morello, Jr.

Amanda Marie Morello

Christie Morello who acquired title as Christie Morello

Catherine E. Morello who acquired title as Catherine E. Morello

Notarization: Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 14, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, ~~Christie~~ Morello, and Catherine E. Morello personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

Who acquired title as Christie Morello

Who acquired title as Catherine E. Morello

LISA MUMPER, Notary Public

My Commission Expires: 11/13/27

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440750

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

F. Emmett Fitzpatrick, III (For the Grantee)

pennsylvania
DEPARTMENT OF REVENUE
(EX) MOD-06-19 (FI)

1830019105

RECORDER'S USE ONLY
State Tax Paid:
Book: Page:
Instrument Number:
Date Recorded:

REV-183

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

REALTY TRANSFER TAX STATEMENT OF VALUE

COMPLETE EACH SECTION

SECTION I TRANSFER DATA

Date of Acceptance of Document MM/DD/YYYY
~~11-25-2024~~ (FP) 11-24-2024

Grantor(s)/Lessor(s)	Telephone Number	Grantee(s)/Lessee(s)	Telephone Number
Joseph A. Morello, Russell A. Morello, Jr. Amanda Marie Morello, ~~Christie~~ Morello, Catherine E. Morello (FP) Kristie R.	610-828-1612	Mecka Properties, LLC	610-633-5476

Mailing Address	City	State	Zip Code
18 Maple Street	Conshohocken	PA	19428

Mailing Address	City	State	Zip Code
3117 Hayes Road	East Norriton	PA	19403

SECTION II REAL ESTATE LOCATION

Street Address	City, Township, Borough
18 Maple Street	Borough of Conshohocken

County	School District	Tax Parcel Number
Montgomery	Colonial	05-00-06232-00-9

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ○ YES ● NO

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$1.00	+ $0.00	= $1.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Computed Value**
$461,010.00	x 3.04	= $1,401,470.40

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

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

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 a 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	Telephone Number
Russell A. Morello, Jr.	610-633-5476

Mailing Address	City	State	Zip Code
3117 Hayes Road	East Norriton	PA	19403

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: Russell A Morello Jr

Date (MM/DD/YYYY): 11-25-2024

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

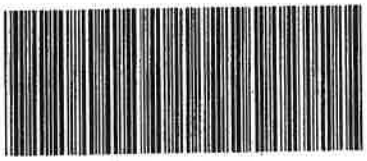
1830019105

1830019105

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 6385 PG 01027 to 01031.1
INSTRUMENT # : 2024065260
RECORDED DATE: 12/06/2024 09:01:20 AM



6366335-0028Z

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Document Type:	Deed	**Transaction #:**	7018947 - 5 Doc(s)
Document Date:	11/24/2024	**Document Page Count:**	4
Reference Info:		**Operator Id:**	dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #:	05-00-06196-00-9
Address:	38 MAPLE ST
	PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

RECORDED
Borough of Conshohocken
Date: 12/10/24 KD

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	**$1.00**
TAXABLE AMOUNT:	**$220,886.40**

FEES / TAXES:

Recording Fee:Deed	$86.75
Affidavit Fee	$1.50
Additional Names Fee	$2.00
Affordable Housing Names	$2.00
State RTT	$2,208.86
Conshohocken Borough RTT	$1,104.43
Colonial School District RTT	$1,104.43
Total:	$4,509.97

DEED BK 6385 PG 01027 to 01031.1
Recorded Date: 12/06/2024 09:01:20 AM

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/Return To:
F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

Property Address:
38 Maple Street
Conshohocken, PA, 19428

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-06196-00-9 CONSHOHOCKEN BOROUGH
38 MAPLE ST
MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E
B 007 L U 031 2103 12/04/2024 JB

Tax Parcel ID: 05-00-06196-00-9

Transfer Tax is calculated on the Computed Value.

DEED

Date: November 24, 2024

Grantors: Joseph A. Morello
Russell A. Morello, Jr.
Amanda Marie Morello
Kristie @ ~~Christie~~ Morello who acquired title as Christie Morello
Catherine ~~E~~ R. Morello who acquired title as Catherine E. Morello

Grantee: Mecka Properties, LLC

Consideration: $1.00

Conveyance: In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property: ALL THAT CERTAIN lot or piece of ground situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania surveyed by John V. Hoey, Registered Civil Engineer, on April 6, 1946 and bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Maple Street (80.00 feet wide) at the distance of 53 feet 8 3/8 inches measured Southwest-wardly along said side of Maple Street from its intersection with the Southwesterly side of First Avenue (80.00 feet wide), thence extending along said Northwesterly side of Maple Street South 43 degrees West 50.00 feet to a point, a corner of land now or late of Ludwik Kowalkowski; thence extending along said Kowalkowski's

land North 47 degrees West 218.97 feet to a point on the Southeasterly side of a street (30.00 feet wide) running from Elm Street to First Avenue; thence extending along the same North 43 degrees East 50.00 feet to a point, a corner of land now or late of Joseph E. Foulke and Mary E. Foulke, his wife; thence extending along said Foulke's land South 47 degrees East 218.97 feet to the first mentioned point and place of beginning.

BEING known as 38 Maple Street.

BEING Parcel Number 05-00-06196-00-9 as set forth in the Montgomery County Board of Assessments Appeals.

BEING the same premises which Andrew J. Matteucci, singleman, by Indenture bearing date the 31st day of July, A.D., 1986, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 4808 page 2174 &c., granted and conveyed unto Russell A. Morello and Rosemarie Morello, his wife, in fee.

BEING the same premises which Russell A. Morello and Rosemarie Morello, by Deed dated October 22, 1987 and recorded on October 26, 1987 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4855, page 602 et seq., granted and conveyed to Russell A. Morello and Rosemarie Morello, his wife, and Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello.

AND the said Russell A. Morello died on August 19, 2002, whereupon title to his interest in the property became vested in Rose Marie Morello, his wife, by operation of law.

BEING the same premises which Rose Marie Morello, Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello, by Deed dated May 1, 2012 and recorded on June 11, 2012 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5837, page 02593 et seq., granted and conveyed to Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello as tenants in common.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on April 17, 2024, in the Office of Register of Wills of

Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda Marie Morello, Christie Morello, and Catherine E. Morello. Letters Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1024 et seq., Instrument No. 2024055736, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty: Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello

Russell A. Morello, Jr.

Amanda Marie Morello

~~Christie~~ Kristie Morello who acquired title as Christie Morello

Catherine E. Morello who acquired title as Catherine E. Morello

Notarization: Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, ~~Christie~~ Kristie Morello, and Catherine E. Morello, personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

who acquired title as Christie Morello

who acquired title as Catherine E. Morello

LISA MUMPER, Notary Public
My Commission Expires: 11/13/27

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440750

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

F. Emmett Fitzpatrick, III (For the Grantee)

pennsylvania
DEPARTMENT OF REVENUE
(EX) MOD-06-19 (FI)

1830019105

RECORDER'S USE ONLY
State Tax Paid:
Book: | Page:
Instrument Number:
Date Recorded:

REV-183

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

REALTY TRANSFER TAX STATEMENT OF VALUE

COMPLETE EACH SECTION

SECTION I TRANSFER DATA

Date of Acceptance of Document MM/DD/YYYY
~~11/25/2024~~ 11-24-2024

Grantor(s)/Lessor(s)	Telephone Number	Grantee(s)/Lessee(s)	Telephone Number
Joseph A. Morello, Russell A. Morello, Jr. Amanda Marie Morello, ~~Christie~~ Kristie Morello, Catherine E. R. Morello	610-828-1612	Mecka Properties, LLC	610-633-5476

Mailing Address	City	State	Zip Code
18 Maple Street	Conshohocken	PA	19428

Mailing Address	City	State	Zip Code
3117 Hayes Road	East Norriton	PA	19403

SECTION II REAL ESTATE LOCATION

Street Address	City, Township, Borough
38 Maple Street	Borough of Conshohocken

County	School District	Tax Parcel Number
Montgomery	Colonial	05-00-06196-00-9

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ⊂ YES ● NO

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$1.00	+ $0.00	= $1.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Computed Value**
$72,660.00	x 3.04	= $220,886.40

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

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

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 a 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	Telephone Number
Russell A. Morello, Jr.	610-633-5476

Mailing Address	City	State	Zip Code
3117 Hayes Road	East Norriton	PA	19403

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

Signature of Correspondent or Responsible Party

Date (MM/DD/YYYY) 11-25-2024

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

1830019105

1830019105

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 6385 PG 01032 to 01036.1
INSTRUMENT # : 2024065261
RECORDED DATE: 12/06/2024 09:01:21 AM

6366336-0028-

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Document Type:	Deed	**Transaction #:**	7018947 - 5 Doc(s)
Document Date:	11/24/2024	**Document Page Count:**	4
Reference Info:		**Operator Id:**	dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #:	05-00-06192-00-4
Address:	42 MAPLE ST
	PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

RECORDED
Borough of Conshohocken
Date: 12/10/24 KD

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	**$1.00**
TAXABLE AMOUNT:	**$203,680.00**

FEES / TAXES:

Recording Fee:Deed	$86.75
Affidavit Fee	$1.50
Additional Names Fee	$2.00
Affordable Housing Names	$2.00
State RTT	$2,036.80
Conshohocken Borough RTT	$1,018.40
Colonial School District RTT	$1,018.40
Total:	$4,165.85

DEED BK 6385 PG 01032 to 01036.1
Recorded Date: 12/06/2024 09:01:21 AM

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/Return To:
F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-06192-00-4 CONSHOHOCKEN BOROUGH
42 MAPLE ST
MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E
B 007 L U 058 1101 12/04/2024 JB

Property Address:
42 Maple Street
Conshohocken, PA, 19428

Tax Parcel ID: 05-00-06192-00-4

Transfer Tax is calculated on the Computed Value.

DEED

Date: November 24, 2024

Grantors: Joseph A. Morello
Russell A. Morello, Jr.
Amanda Marie Morello
Kristie @ ~~Christie~~ Morello who acquired title as Christie Morello
Catherine ~~E~~ R. @ Morello who acquired title as Catherine E. Morello

Grantee: Mecka Properties, LLC

Consideration: $1.00

Conveyance: In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property: ALL THAT CERTAIN tract or piece of land, with the improvements thereon erected, situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by John V. Hoey, R.E., dated April 6, 1946, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Maple Street, a corner of this and other land of Carmella Matteucci, which point is measured South 43 degrees West along the Northwesterly side of Maple Street 52 feet, 08.75 inches, more or less from First Avenue; thence extending from said point of beginning North 47 degrees West along line of land of Matteucci 218.97 feet to a thirty foot wide street, running from Elm Street to First Avenue, thence along the

southeasterly side of said Street North 43 degrees East 21 feet, 02.5 inches, more or less to a point in line of land now or late belonging to Joseph J. Manzie, thence along said land of Manzie South 47 degrees East 218.97 feet to the Northwesterly side of Maple Street, thence along the Northwesterly side of Maple Street South 43 degrees West 21 feet, 02.5 inches, more or less, to the place of beginning.

BEING known as 42 Maple Street.

BEING Parcel No 05-00-06192-00-4.

BEING the same premises which Joseph A. Tammaro and Mary Ann Tammaro, h/w, by Deed dated October 31, 1991, and recorded on November 1, 1991, in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, PA, in Record Book 4990, page 1241, etc., granted and conveyed unto Russell A. Morello, Sr. and Russell A Morello, Jr., in fee.

AND the said Russell A. Morello died on August 19, 2002. Pursuant to his Last Will and Testament, filed for probate July 24, 2003 in the Office of the Register of Wills of Montgomery County, Pennsylvania in File No. 2003-X2212, his interest in the Property was bequeathed to Rose Marie Morello. Letters Testamentary were granted to his Executrix, Rose Marie Morello, on July 24, 2003.

BEING the same premises which Rose Marie Morello, Executrix of the Estate of Russell A. Morello and Russell A. Morello, Jr., by Deed dated October 7, 2003, and recorded on March 9, 2004 in Record Book 5499, page 00651 et. seq. (Instrument No. 2004048001), granted and conveyed unto Rose Marie Morello and Russell A. Morello, Jr.

BEING the same premises which Rose Marie Morello and Russell A. Morello, Jr., by Deed dated dated October 7, 2003, and recorded on March 9, 2004 in Record Book 5499, page 00660 et. seq. (Instrument No. 2004048004), granted and conveyed unto Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello, as tenants in common.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on April 17, 2024, in the Office of Register of Wills of Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda Marie Morello, Christie Morello, and Catherine E. Morello. Letters

Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1028 et seq., Instrument No. 2024055737, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty: Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello

Russell A. Morello, Jr.

Amanda Marie Morello

~~Christie~~ Kristie Morello who acquired title as Christie Morello

Catherine E. Morello who acquired title as Catherine E. Morello

Notarization:

Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, ~~Christie~~ Kristie Morello, who acquired title as Christie Morello and Catherine E. Morello, who acquired title as Catherine E. Morello personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

LISA MUMPER Notary Public

My Commission Expires: 11/13/27

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440780

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

F. Fitzpatrick III

F. Emmett Fitzpatrick, III (For the Grantee)

pennsylvania
DEPARTMENT OF REVENUE
(EX) MOD-06-19 (FI)

18300019105

RECORDER'S USE ONLY
State Tax Paid:
Book: Page:
Instrument Number:
Date Recorded:

REV-183

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

REALTY TRANSFER TAX STATEMENT OF VALUE

COMPLETE EACH SECTION

SECTION I TRANSFER DATA

Date of Acceptance of Document MM/DD/YYYY
~~11-25-2024~~ (AP) 11-24-2024

Grantor(s)/Lessor(s)	Telephone Number	Grantee(s)/Lessee(s)	Telephone Number
Joseph A. Morello, Russell A. Morello, Jr. Amanda Marie Morello, ~~Christie~~ Morello, Catherine E. Morello (AP) Kristie	610-828-1612	Mecka Properties, LLC	610-633-5476

Mailing Address	City	State	Zip Code
18 Maple Street	Conshohocken	PA	19428

Mailing Address	City	State	Zip Code
3117 Hayes Road	East Norriton	PA	19403

SECTION II REAL ESTATE LOCATION

Street Address	City, Township, Borough
42 Maple Street	Borough of Conshohocken

County	School District	Tax Parcel Number
Montgomery	Colonial	05-00-06192-00-4

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ○ YES ● NO

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$1.00	+ $0.00	= $1.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Computed Value**
$67,000.00	x 3.04	= $203,680.00

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

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

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 a 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	Telephone Number
Russell A. Morello, Jr.	610-633-5476

Mailing Address	City	State	Zip Code
3117 Hayes Road	East Norriton	PA	19403

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

Signature of Correspondent or Responsible Party	Date (MM/DD/YYYY)
[signature]	11-25-24

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

18300019105

18300019105

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 6385 PG 01037 to 01041.1
INSTRUMENT # : 2024065262
RECORDED DATE: 12/06/2024 09:01:22 AM

6366337-0028.

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Document Type:	Deed	**Transaction #:**	7018947 - 5 Doc(s)
Document Date:	11/24/2024	**Document Page Count:**	4
Reference Info:		**Operator Id:**	dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #:	05-00-06188-00-8
Address:	44 MAPLE ST
	PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

RECORDED
Borough of Conshohocken
Date: 12/10/24 KD

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	**$1.00**
TAXABLE AMOUNT:	**$197,600.00**

FEES / TAXES:

Recording Fee:Deed	$86.75
Affidavit Fee	$1.50
Additional Names Fee	$2.00
Affordable Housing Names	$2.00
State RTT	$1,976.00
Conshohocken Borough RTT	$988.00
Colonial School District RTT	$988.00
Total:	$4,044.25

DEED BK 6385 PG 01037 to 01041.1
Recorded Date: 12/06/2024 09:01:22 AM

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/Return To:
F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-06188-00-8 CONSHOHOCKEN BOROUGH
44 MAPLE ST
MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E
B 007 L U 032 1101 12/04/2024 JB

Property Address:
44 Maple Street
Conshohocken, PA, 19428

Tax Parcel ID: 05-00-06188-00-8

Transfer Tax is calculated on the Computed Value.

DEED

Date: November 24, 2024

Grantors: Joseph A. Morello
Russell A. Morello, Jr.
Amanda Marie Morello
Kristie ~~Christie~~ Morello who acquired title as Christie Morello
Catherine E. Morello who acquired title as Catherine E. Morello

Grantee: Mecka Properties, LLC

Consideration: $1.00

Conveyance: In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property: ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, SITUATED in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan and survey thereof made by John B. Hoey on 4/6/1946, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Maple Street at the distance of 16 feet 8-5/8 inches Southwestwardly from the West corner of Maple Street and First Avenue (both 80 feet wide) a corner of this and other land of Pasquale Matteucci, et ux; thence extending along the said side of Maple Street Southwestwardly 15 feet 9-1/4 inches to a point a corner of other land of Pasquale Matteucci, et ux; thence extending along said land of Matteucci, Northwestwardly, the

line for a portion of the distance passing through the middle of the partition wall dividing the house on these premises from that on the adjoining premises 219.97 feet to a point a corner on the Southeasterly side of an alley; thence along the said side of said alley Northeastwardly 15 feet 9 1/4 inches to a point a corner of other land of Pasquale Matteucci, et ux: thence along said other land of Matteucci, Southeastwardly the line for a portion of the distance passing through the middle of the partition wall dividing the house on these premises from that on the adjoining premises 218.97 feet to the place of BEGINNING.

BEING 44 Maple Street.

BEING parcel No. 05-00-06188-00-8.

BEING the same premises which Mary Primavera, Executrix of the Estate of Clara Dedeo Manzi, a/k/a Clara D. Mazi, Clarinda Dedeo Manzi, Deceased, by Deed dated June 21, 1995, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, PA, in Deed Book 5117, page 2470, granted and conveyed unto Russell A. Morello, Jr. and Joseph A. Morello, in fee.

BEING the same premises which Russell A. Morello, Jr. and Joseph A. Morello, by Deed dated October 7, 2003 and recorded on March 9, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 05499, p. 0654 et seq., granted and conveyed to Russell A. Morello, Jr., Salvatore Morello and Joseph A. Morello, as tenants in common.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on April 17, 2024, in the Office of Register of Wills of Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda Marie Morello, Christie Morello, and Catherine E. Morello. Letters Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1032 et seq., Instrument No.

2024055738, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty: Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello

Russell A. Morello, Jr.

Amanda Marie Morello

~~Christie~~ Morello who acquired title as Christie Morello

Catherine E. Morello who acquired title as Catherine E. Morello

Notarization: Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 7A, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, ~~Christie~~ Morello, and Catherine E. Morello personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

LISA MUMPER, Notary Public

My Commission Expires: 11/13/27

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440750

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

F. Emmett Fitzpatrick, III (For the Grantee)

pennsylvania
DEPARTMENT OF REVENUE
(EX) MOD-06-19 (FI)

1830019105

RECORDER'S USE ONLY
State Tax Paid:
Book: Page:
Instrument Number:
Date Recorded:

REV-183

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

REALTY TRANSFER TAX STATEMENT OF VALUE

COMPLETE EACH SECTION

SECTION I TRANSFER DATA

Date of Acceptance of Document MM/DD/YYYY
~~11/25/2024~~ 11-24-2024

Grantor(s)/Lessor(s)	Telephone Number	Grantee(s)/Lessee(s)	Telephone Number
Joseph A. Morello, Russell A. Morello, Jr. Amanda Marie Morello, ~~Christie~~ Kristie Morello, Catherine R. Morello	610-828-1612	Mecka Properties, LLC	610-633-5476

Mailing Address	City	State	Zip Code
18 Maple Street	Conshohocken	PA	19428

Mailing Address	City	State	Zip Code
3117 Hayes Road	East Norriton	PA	19403

SECTION II REAL ESTATE LOCATION

Street Address	City, Township, Borough
44 Maple Street	Borough of Conshohocken

County	School District	Tax Parcel Number
Montgomery	Colonial	05-00-06188-00-8

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ○ YES ● NO

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$1.00	+ $0.00	= $1.00

4. County Assessed Value	5. Common Level Ratio Factor	6. Computed Value
$65,000.00	x 3.04	= $197,600.00

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

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

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 a 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	Telephone Number
Russell A. Morello, Jr.	610-633-5476

Mailing Address	City	State	Zip Code
3117 Hayes Road	East Norriton	PA	19403

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

Signature of Correspondent or Responsible Party

Date (MM/DD/YYYY) 11-25-2024

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

1830019105

1830019105

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 6385 PG 01042 to 01045.1
INSTRUMENT # : 2024065263
RECORDED DATE: 12/06/2024 09:01:23 AM

6366338-0027

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Document Type:	Deed	**Transaction #:**	7018947 - 5 Doc(s)
Document Date:	11/24/2024	**Document Page Count:**	3
Reference Info:		**Operator Id:**	dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #:	05-00-06184-00-3
Address:	46 MAPLE ST
	PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

RECORDED
Borough of Conshohocken
Date: 12/10/24 KD

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	**$1.00**
TAXABLE AMOUNT:	**$212,800.00**

FEES / TAXES:

Recording Fee:Deed	$86.75
Affidavit Fee	$1.50
Additional Names Fee	$2.00
Affordable Housing Names	$2.00
State RTT	$2,128.00
Conshohocken Borough RTT	$1,064.00
Colonial School District RTT	$1,064.00
Total:	$4,348.25

DEED BK 6385 PG 01042 to 01045.1
Recorded Date: 12/06/2024 09:01:23 AM

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/Return To:
F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-06184-00-3 CONSHOHOCKEN BOROUGH
46 MAPLE ST
MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E
B 007 L U 033 1101 12/04/2024 JB

Property Address:
46 Maple Street
Conshohocken, PA, 19428

Tax Parcel ID: 05-00-06184-00-3

Transfer Tax is Calculated on the Computed Value.

DEED

Date: November 24, 2024

Grantors: Joseph A. Morello
Russell A. Morello, Jr.
Amanda Marie Morello
Kristie ~~Christie~~ Morello who acquired title as Christie Morello
Catherine ~~E~~ R. Morello who acquired title as Catherine E. Morello

Grantee: Mecka Properties, LLC

Consideration: $1.00

Conveyance: In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property: ALL THAT CERTAIN tract or piece of land with improvements thereon erected, Situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by John H. Dager, Civil Engineer, in December A.D. 1978 as follows, viz:

BEGINNING on the Westerly corner of Maple Street and First Avenue; thence along the Northwesterly side of Maple Street South 43 degrees West 16 feet 8 5/ inches to land of Carmella Matteucci and Pasquale Matteucci; thence along said land at right angles to Maple Street passing through the center of a partition wall or party wall between these premises and adjoining premises North 47 degrees West 218.97 feet to an unnamed 30 feet wide street running from Elm Street

to First Avenue; thence along the Southeasterly side of said Street North 43 degrees East 16 feet 8 5/8 inches more or less to the Westerly side of First Avenue aforesaid; thence along the Westerly side of First Avenue South 47 degrees East 218.97 feet to the point and place of beginning.

BEING Known as 46 Maple Street

BEING Parcel #05-00-06184-00-3

BEING the same premises which Zigmund Makowski and Frances Makowski, his wife, by Deed dated 11/18/1987 and recorded in Montgomery County, in Deed Book 4857, page 2034, conveyed unto George G. Fox and Sharon M. Fox, his wife, in fee.

BEING the same premises which George G. Fox and Sharon M. Fox, his wife, by Deed dated August 30, 1991 and recorded on September 5, 1991 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4985, page 01863 et. seq., granted and conveyed to Russell A. Morello, Jr., Salvatore Morello and Joseph A. Morello.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on April 17, 2024, in the Office of Register of Wills of Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda Marie Morello, Christie Morello, and Catherine E. Morello. Letters Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1036 et seq., Instrument No. 2024055739, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty: Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello

Russell A. Morello, Jr.

Amanda Marie Morello

~~Christie~~ Kristie Morello who acquired title as Christie Morello

Catherine E. Morello who acquired title as Catherine E. Morello

Notarization:

Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, ~~Christie~~ Kristie Morello, who acquired title as Christie Morello, and Catherine E. Morello, who acquired title as Catherine E. Morello, personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

LISA MUMPER, Notary Public

My Commission Expires: 11/13/27

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440780

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

~~F. Emmett Fitzpatrick, III. (For the Grantee)~~
Russell A. Morello, Jr

pennsylvania
DEPARTMENT OF REVENUE
(EX) MOD-06-19 (FI)

18300191O5

RECORDER'S USE ONLY
State Tax Paid:
Book: | Page:
Instrument Number:
Date Recorded:

REV-183

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

REALTY TRANSFER TAX STATEMENT OF VALUE

COMPLETE EACH SECTION

SECTION I TRANSFER DATA

Date of Acceptance of Document MM/DD/YYYY
~~11-26-2024~~ (R) 11-24-2024

Grantor(s)/Lessor(s)	Telephone Number	Grantee(s)/Lessee(s)	Telephone Number
Joseph A. Morello, Russell A. Morello, Jr. Amanda Marie Morello, ~~Christie~~ Morello, Catherine ~~E.~~ (R) Morello (B) Kristie	610-828-1612	Mecka Properties, LLC	610-633-5476

Mailing Address	City	State	Zip Code
18 Maple Street	Conshohocken	PA	19428

Mailing Address	City	State	Zip Code
3117 Hayes Road	East Norriton	PA	19403

SECTION II REAL ESTATE LOCATION

Street Address	City, Township, Borough
46 Maple Street	Borough of Conshohocken

County	School District	Tax Parcel Number
Montgomery	Colonial	05-00-06184-00-3

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ○ YES ● NO

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$1.00	+ $0.00	= $1.00

4. County Assessed Value	5. Common Level Ratio Factor	6. Computed Value
$70,000.00	x 3.04	= $212,800.00

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

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

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 a 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	Telephone Number
Russell A. Morello, Jr.	610-633-5476

Mailing Address	City	State	Zip Code
3117 Hayes Road	East Norriton	PA	19403

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

Signature of Correspondent or Responsible Party _____ Date (MM/DD/YYYY) 11-25-2024

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

18300191O5

18300191O5

1. **Development Information**

Name of Development Maple Street Properties

Developer Name MECKA Properties, LLC

Address 3117 Hayes Road, East Norriton, PA 19403

Telephone # 610-828-1880

Email rcmorello@aol.com

2. **Location of Development**

a. County Montgomery

b. Municipality Borough of Conshohocken

c. Address or Coordinates 18, 38, 42, 44, 46 Maple Street, Conshohocken, PA 19428

d. Tax Parcel # 05-00-06184-00-3. 05-00-06188-00-8, 05-00-06192-00-4, 05-00-06196-00-9, 05-00-06232-00-9

e. USGS Quad Name Norristown, PA

inches up 22 over 18

from bottom right corner of map.

f. Located in a High Quality/Exceptional Value watershed?

☐ Yes ☒ No

3. **Type of Development Proposed** (check appropriate box)

☒ Residential ☐ Multi-Residential

Describe One single family detached, 12 single family attached

☐ Commercial ☐ Institutional

Describe

☐ Brownfield Site Redevelopment

☐ Other (specify)

4. **Size**

a. # of lots 16 # of EDUs 16 total - existing: 4, proposed: 12

b. # of lots since 5/15/72

c. Development Acreage 1.02

d. Remaining Acreage 0

5. **Sewage Flows** 4200 gpd

6. **Proposed Sewage Disposal Method** (check applicable boxes)

a. ☒ Sewerage System

☒ Existing (connection only) ☒ New (extension)

☒ Public ☐ Private

☐ Pump Station(s)/Force Main ☒ Gravity

Name of existing system being extended

Borough of Conshohocken Authority

Interceptor Name N/A

Treatment Facility Name Conshohocken Borough WWTP

NPDES Permit # PA0026794

b. ☐ Construction of Treatment Facility

☐ With Stream Discharge

☐ With Land Application (not including IRSIS)

☐ Other

☐ Repair?

Name of waterbody where point of discharge is proposed (if stream discharge)

c. ☐ Onlot Sewage Disposal Systems (check appropriate box)

☐ Individual onlot system(s) (including IRSIS)

☐ Community onlot system

☐ Large-Volume onlot system

d. ☐ Retaining tanks

Number of Holding Tanks

Number of Privies

7. ☐ **Request Sewage Facilities Planning Module forms in electronic format**

8. **Request for Planning Exemption**

a. Protection of rare, endangered or threatened species

Check one:

☒ The "PNDI Project Environmental Review Receipt" is attached.

or

☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials

b. ☒ Plot Plan Attached ☐ Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) Date

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Signature of SEO) Date

Name (Print) Certification #

Telephone #

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) Date

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone # _____

Return Correspondence/Forms to:

_____

_____

_____

_____

DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____

_____

_____

DEP USE
Components Sent
Onlot Disposal ☐
Collection and Treatment ☐
Planning Agency Review ☐
Exempt from Planning ☐
Code _____
Date _____

"Fold Here"

STA Engineering, Inc.
Civil Engineers • Land Surveyors

May 22, 2026

Borough of Conshohocken
400 Fayette Street
Conshohocken, PA 19428

Attn: Stephanie Cecco, Borough Manager

Subj: Maple Street Properties – MAJOR SUBDIVISION & LAND DEVELOPMENT RESUBMISSION
Parcel Nos. 05-00-06184-00-3, 05-00-06188-00-8, 05-00-06192-00-4, 05-00-06196-000-9, 05-00-06232-00-9
Borough of Conshohocken, Montgomery County
STA Project #6281

Dear Stephanie:

This letter is being written to provide the Borough with a formal list of waivers requested in conjunction with the above-captioned project.

1. §22-306.A.(1): which requires existing features within 100 feet of the site to be provided.

   The waiver is requested to include an Aerial Plan to provide existing features within 100 feet of the site and beyond.

2. §22-308.A: which requires separate preliminary and final plans submissions for major subdivision and land development.

   The waiver is requested to permit only one submission for preliminary and final major subdivision and land development approval.

3. §22-403.A.(8): which prohibits dead-end streets.

   The waiver is requested to allow a dead-end street. Due to topography and characteristics of surrounding property, a through-street is not practical. An emergency vehicle turnaround is provided as directed by the Borough emergency personnel.

4. §22-404.2.A: which prohibits driveways and driveway curb cuts within the front yard setback.

   A waiver is requested to allow driveways and driveway curb cuts to be located in the front yard setback of Lots 4-16. A variance was granted to allow this condition. The existing site size, location and topography would not allow for rear entry to the proposed dwelling units. Except for Lot 4, the proposed development

is not located on a prominent Borough street but is tucked back from the main streets. As for Lot 4, due to the location, access cannot be obtained from the rear of the property. A curb cut already exists for Lot 4.

5. §22-405.1.D: which requires sidewalk along the private street to be placed four (4) feet from the curbline.

   A waiver is requested to allow the sidewalk to be placed adjacent to the curb rather than four (4) feet from the curbline as required. Due to the site topography and the limited lot depth, the sidewalk is placed adjacent to the curb in the proposed privately owned development street.

6. §22-409.2: which prohibits grading within three (3) feet of property and rights-of-way lines.

   A waiver is requested to allow grading within three (3) feet of property and rights-of-way lines. Because the existing features are close to or over the property lines and because the access extends across property lines and rights-of-way lines, grading will need to occur across rights-of-way lines and property lines. Appropriate construction easements will be obtained and in place to allow the necessary grading.

7. §22-421.4: which requires street shade trees be planted no more than 30 feet apart at a minimum distance of five (5) feet inside the lot lines on all public streets.

   A waiver is requested to permit only the two (2) existing street trees along Maple Street, where two (2) additional street trees along Maple Street and ten (10) street trees along the private street are required. Due to the site topography and the limited lot depth, the sidewalk is placed adjacent to the curb in the proposed privately owned development street and driveways and utilities are located in the front yards of the proposed dwellings Due to the location of the impervious surfaces and the proposed utilities, street trees cannot be planted without interfering with the proposed improvements.

8. §22-804: which requires park and recreational facilities.

   A waiver is requested to provide a fee in lieu of the required park and recreational facilities.

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

Respectfully submitted,

Susan A. Rice, P.E.
S.T.A. Engineering, Inc.

cc: Brittany Rogers, Borough Executive Assistant
Ray Sokolowski, Director of Public Services and Building Code Official
Karen MacNair, P.E., Gilmore & Associates, Inc.
Allison A. Lee, P.E., Pennoni
Brian R. Keaveny, PE, PTOE, Pennoni
Tim Gunning, Borough Fire Marshal
Mecka Properties, LLC
Ed Hughes, Esq., Wisler Pearlstine, LLC

COMMONWEALTH OF PENNSYLVANIA

BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD

APPEAL NO. Z-2025-15

APPLICATION OF MECKA PROPERTIES, LLC

MAPLE STREET DEVELOPMENT

DECISION

I. HISTORY

On or about September 19, 2025, Mecka Properties, LLC (the "Applicant"), filed an Application for Variances from the Borough of Conshohocken Zoning Ordinance of 2001, as amended, (the "Ordinance") for the properties located at

- 18 Maple Street, Conshohocken, Pennsylvania 19428, bearing Parcel Number 05-00-06232-00-9,
- 38 Maple Street, Conshohocken, Pennsylvania 19428, bearing Parcel Number 05-00-06196-00-9,
- 42 Maple Street, Conshohocken, Pennsylvania 19428, bearing Parcel Number 05-00-06192-00-4,
- 44 Maple Street, Conshohocken, Pennsylvania 19428, bearing Parcel Number 05-00-06188-00-8, and
- 46 Maple Street, Conshohocken, Pennsylvania 19428, bearing Parcel Number 05-00-06184-00-3

(collectively, the "Subject Property"). The Subject Property is in the BR – 2 Borough Residential District 2.

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

1. A Variance from Section 27-806 to permit access to the lots by an existing private driveway where every lot shall abut a public street.
2. A Variance from Section 27-807 to permit buildings and other structures to be set back 7 feet from surrounding lot lines where such structures must be set back a minimum of 15 feet from any lot lines.
3. A Variance from Section 27-1105.A to permit lot sizes of 1,656 square feet for Lot 1 & 2 where a minimum lot size of 1,800 square feet is required.
4. A Variance from Section 27-1105.C to permit front yard setbacks for Lots 1, 2, & 3 of 0 feet from a right-of-way where minimum front yard setbacks of 15 feet are required from any ultimate right-of-way.
5. A Variance from Section 27-1105.E to permit Lot 3 to have a side yard setback of 5 feet where a minimum side yard setback of 7 feet is required.
6. A Variance from Section 27-1105.G to permit a building coverage of 50% for Lot 1 & 2 where a maximum building coverage of 40% is permitted.
7. A Variance from Section 27-1107 to permit off-street parking in front of the building for Lots 4-16 where required off street parking is not permitted between the front wall of a principal structure and the street which it fronts.
8. A Variance from Sections 27-1108 & 2002 to permit no off-street parking for Lots 1, 2, & 3 where two (2) off-street parking spaces are required per dwelling unit.

After notice was duly given and advertised, a hearing was scheduled for the Application for September 15, 2025. At the request of the Applicant, the Board granted a continuance of the matter to the November 17, 2025, meeting of the Board. At that subsequent hearing, the following Exhibits were introduced and admitted:

P-1: Amended Application

P-2: Requested Relief List

P-3: Zoning and Existing Features Plans

P-4: Zoning Determination

P-5: Exhibit Packet

A-1: Google Aerial

A-2: Photographs A through O

A-3: Existing Features Plan

A-4: Plan

A-5: Zoning Variance Chart

A-6: Proposed Dwelling Elevations

A-7: Curriculum Vitae of Susan Rice, Professional Engineer

The Applicant was represented by Edward J. Hughes, Esquire.

Party status was requested and granted to the following:

1) David Bissell, who resides at 226 Maple Street, and who represented themselves as being a member of West Elm Alley 4, LLC, West Elm Alley 5, LLC, & West Elm Alley-5, LLC, who together own the properties at 20, 22, 26, 28, and 34 Maple Street. The three (3) non-individual entities listed

received party status in this matter; Mr. Bissel, in their individual capacity, is not party to this matter.

2) Andrew Kenney, who resides at 212 West First Avenue, Unit 20.

II. FINDINGS OF FACT

1. The Subject Property is located at 18, 38, 42, 44, and 46 Fayette Street, Conshohocken, Pennsylvania.

2. The Subject Property is in the BR – 2 Borough Residential District 2.

3. The Zoning Hearing Board of the Borough of Conshohocken met all the requirements of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code as to the requisite Legal Notice of the Hearing.

4. The Subject Property is owned by the Applicant.

5. The Applicant, through its owner Russell Morello, offered the following testimony on its own behalf at the hearing:

   a. The parcel at 18 Maple Street, and a portion of the parcel at 38 Maple Street, is currently operated as a scrap metal and paper recycling dealer.

   b. 18 Maple Street is accessible from an access alleyway on the property which abuts Maple Street.

   c. The currently-operating recycling dealer is currently buffered by residential homes which front Maple Street.

   d. 42, 44, and 46 Maple Street are all currently improved with single-family homes.

   e. Applicant's proposed "Lot 4" is currently vacant.

f. The existing single-family homes do not currently maintain any off-street parking spaces, nor does Applicant propose the addition of any parking spaces for the proposed homes which will replace the existing homes.

g. Applicant proposes the complete removal of all improvements on the Subject Property and replacement of the improvements with four (4) single-family homes and twelve (12) townhouses.

h. Applicant proposes that the townhouses will be contained within two (2) separate buildings which themselves will be separated by a private street.

i. Applicant proposes that each townhouse would have a one (1) car garage with two (2) off-street parking spaces in front of the garage.

j. Applicant proposes that each townhouse will be approximately 20 feet by 46 feet with three (3) stories.

k. The proposed townhomes would be accessible via the existing private Wood Street by West Elm Street.

l. Applicant proposes the creation of a 5 foot wide walking trail connecting West First Avenue to Maple Street which will be owned and maintained by the proposed Homeowner's Association (HOA).

m. Applicant proposes the removal of the evergreen trees which currently grow where the proposed 5 foot wide walking trail is proposed to be.

6. Susan Rice, the Applicant's Engineer, offered the following testimony on behalf of the Applicant at the hearing:

   a. Applicant intends to create uniformity in the newly-created lots one (1) through sixteen (16) with respect to lot depth.

   b. Applicant proposes to extend Wood Street deeper into the Subject Property for access to the proposed townhomes.

   c. Applicant proposes the construction of a "tail" on Wood Street's proposed extension to allow for easier turning-around of emergency vehicles.

7. Mr. Bissel offered the following public comment in support of the Application at the hearing:

   a. Mr. Bissel believes that the proposed improvements will be an upgrade to the area and is solely concerned with parking issues which may arise.

8. Richard Diesinger, who resides at 212 West First Avenue, offered the following public comment in support of the Application at the hearing:

   a. Mr. Diesinger believes that the proposed improvements will be a positive addition.

9. Mark Danek, a member of the public, offered the following public comment in objection to the Application at the hearing:

   a. Mr. Danek is concerned regarding the lack of parking for the proposed lots one (1) through four (4).

   b. Mr. Danek does not believe that the Applicant presented any hardship.

10. No other members of the public offered any form of comment on the Application.

III. DISCUSSION

Section 27-806 of the Ordinance, in relevant part, requires that every lot abut a public street.

Section 27-807 of the Ordinance, in relevant part, requires that buildings or structures on a lot must be set back at least 15 feet from any lot lines.

Section 27-1105.A of the Ordinance, in relevant part, requires a minimum lot size of 1,800 square feet for a lot with a townhouse.

Section 27-1105.C of the Ordinance, in relevant part, requires minimum front yard setbacks of 15 feet from any right-of-way for townhouses in the BR – 2 Borough Residential District.

Section 27-1105.E of the Ordinance, in relevant part, permits a minimum side yard setback of 7 feet for townhouses.

Section 27-1105.G of the Ordinance, in relevant part, permits a maximum building coverage of 40% of a lot's area.

Section 27-1107 of the Ordinance, in relevant part, does not permit off street parking between the front wall of a principal structure and the street which it fronts.

Sections 27-1108 & 2002 of the Ordinance, in relevant parts, require a minimum of two (2) off-street parking spaces per dwelling unit.

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.

An "unnecessary hardship is established by evidence that: (1) the physical features of the property are such that it cannot be used for a permitted purpose; or (2) the property can be conformed for a permitted use only at a prohibitive expense; or (3) the property has no value for any purpose permitted by the zoning ordinance." Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh, 721 A.2d 43, 47 (Pa. 1998) (internal citations omitted). Our Supreme Court has emphasized that "the hardship must truly be an unnecessary one unique or peculiar to the property, and not simply a mere hardship." Kneebone v. Zoning Hearing Bd. of Twp. of Plainfield, 276 A.3d 705, 718 (Pa. 2022). However, an applicant seeking a variance need not demonstrate that the property is rendered valueless as zoned in order to show that a variance is needed to make reasonable use of the property. Valley View Civic Ass'n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (Pa. 1983). "While an unnecessary hardship can be established by demonstrating that the hardship falls squarely within one of these three categories, in practice the evidence presented often does not fit neatly in one category or another but overlaps." Nowicki v. Zoning Hearing Bd. of Borough of Monaca, 91 A.3d 287, 292 (Pa. Commw. Ct. 2014).

The party seeking the variance carries the burden of proving that an unnecessary hardship will result if the requested relief is denied. Valley View Civic Ass'n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (Pa. 1983). This burden upon a landowner requesting a variance is a heavy one. Williams v. Salem Twp., 500 A.2d 933, 937 (Pa. Commw. Ct. 1985) (*appeal denied*, 531 A.2d 781 (Pa. 1987)).

Once an unnecessary hardship has been established, a property owner can demonstrate that the relief sought is the minimum necessary by "showing that of all the viable alternatives, the proposed use is the least departure from the terms of the ordinance, or the most similar to the uses in the surrounding neighborhood." In re Ridge Park Civic Ass'n, 240 A.3d 1029, 1034 (Pa. Commw. Ct. 2020).

However, the Application requests a variance that is dimensional in nature. When seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations. Hertzberg, 721 A.2d at 47. Thus, the grant of a dimensional variance is of lesser moment than the grant of a use variance, since the latter involves a proposal to use the property in a manner that is wholly outside the zoning regulation. Id.

Furthermore, "a zoning hearing board, 'as fact finder, is the ultimate judge of credibility and resolves all conflicts of evidence.' In re Appeal of Brickstone Realty Corporation, 789 A.2d 333, 339 (Pa. Commw. Ct. 2001). Indeed, a zoning hearing board 'has the power to reject even uncontradicted testimony if [it] finds

the testimony lacking in credibility.' Constantino v. Zoning Hearing Board of Borough of Forest Hills, [618 A.2d 1193, 1196 (Pa. Commw. Ct. 1992)]" (Delaware Riverkeeper Network v. Middlesex Twp. Zoning Hearing Bd., No. 2609 C.D. 2015, 2019 WL 2605850 (Pa. Commw. Ct. June 26, 2019). Thus, determination of credibility of testimony of witnesses is left entirely to the discretion of the Board as a quasi-judicial governing body.

IV. CONCLUSIONS OF LAW

From the facts presented, it is the judgment of the Board that the Applicant has proven that an unnecessary hardship unique or peculiar to the property exists and that the variance is not contrary to the public interest. The Board found the testimony and statements of the Applicant and its witnesses to be credible and persuasive. Accordingly, the Board can make the following relevant findings under Section 910.2 of the MPC:

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 an unnecessary hardship is created due to such condition;
2. The property cannot 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 variance will not alter the essential character of the neighborhood or district in which the Subject Property is located, will not substantially or permanently impair the appropriate use or development of the adjacent property, and will not be detrimental to the public welfare;
4. That the alleged hardship has not been created by the Applicant; and
5. That the variance represents the minimum that will afford relief and the least modification possible.

ORDER

AND NOW, this 22nd day of December, 2025, the Application, with respect to requests for Variances from Section 27-806 to permit access to the lots by an existing private driveway where every lot shall abut a public street, Section 27-807 to permit buildings and other structures to be set back 7 feet from surrounding lot lines, Section 27-1105.A to permit lot sizes of 1,656 square feet for Lot 1 & 2, Section 27-1105.C to permit front yard setbacks for Lots 1, 2, & 3 of 0 feet from a right-of-way, Section 27-1105.E to permit Lot 3 to have a side yard setback of 5 feet, Section 27-1105.G to permit a building coverage of 50% for Lot 1 & 2, Section 27-1107 to permit off-street parking in front of the building for Lots 4-16, is **GRANTED, subject to the following CONDITIONS:**

1) Applicant shall come to an agreement with the property owner of West Elm Alley, LLC, to provide an access point for the Subject Property existing behind the property owned by West Elm Alley, LLC; and

2) Applicant shall work with the Borough to add guest parking off of Wood Street during the subdivision and land development process.

Furthermore, the Application, with respect to its request for a Variance from Sections 27-1108 & 2002 to permit no off-street parking for Lots 1, 2, & 3, is **GRANTED.**

THIS RELIEF SHALL EXPIRE AT THE END OF ONE (1) YEAR FROM THE DATE OF THIS ORDER UNLESS THE APPLICANT OBTAINS A BUILDING PERMIT OR PUTS THE PROPERTY TO THE USE FOR WHICH THE RELIEF HAS BEEN GRANTED BEFORE THAT TIME. The Applicant is directed to apply to the Borough of Conshohocken Zoning Officer/Building Inspector to obtain any appropriate permits.

[SIGNATURES ON NEXT PAGE]

BOROUGH OF CONSHOHOCKEN
ZONING HEARING BOARD

A copy of this Decision and Order was sent to all Parties via E-mail or United States First Class Mail on:

JANUARY 6, 2026

Richard Barton, Chair

Marlowe Doman, Vice Chair

Tyler Dunphy, Member

David Bria, Member

Christopher Dearolf, Member

THIS DECISION AND ORDER OF THE BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD IS FINAL, AND ANY APPEAL OF IT MUST BE FILED WITH THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY WITHIN THIRTY (30) DAYS FOLLOWING THE ABOVE-STATED MAILING DATE.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 1, 2026

File No. 26-00187

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

Reference: Maple Street Development (18, 38, 42, 44, 46 Maple Street) – LD 2026-01
TMPs 05-00-06232-00-9, 05-00-06196-00-9, 05-00-06192-00-4, 05-00-06188-00-8, 05-00-06184-00-3
Major Subdivision and Preliminary/Final Land Development Review 2

Dear Ms. Cecco:

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

I. Submission

A. Preliminary/Final Plans, consisting of sheets 1 through 24 of 24, dated January 5, 2026, last revised May 11, 2026, as prepared by S.T.A. Engineering, Inc. for Maple Street Properties

B. Erosion & Sediment and Post-Construction Stormwater Management Plan Narrative dated January 5, 2026, last revised May 11, 2026, as prepared by S.T.A. Engineering, Inc. for Mecka Properties LLC

C. Phase 1 Environmental Site Assessment Report dated May 1, 2026, as prepared by Synergy Environmental, Inc. for Mecka Properties LLC

D. Waiver Request Letter dated May 22, 2026, as prepared by S.T.A. Engineering, Inc. for Maple Street Properties

II. Project Description

The subject properties, Parcels 05-00-06232-00-9, 05-00-06196-00-9, 05-00-06192-00-4, 05-00-06188-00-8, and 05-00-06184-00-3, are situated in the BR-2 Borough Residential Two Zoning District on the western side of Maple Street between West 1st Avenue and West Elm Street. The total site area is 44,483 square feet (approximately 1.02 acres). 18 Maple Street currently contains several warehouse buildings used for recycling, with vehicular access from a paved area through Borough property from a private alley and Wood Street; 38 Maple Street currently contains grassed areas along Maple Steet, a concrete pad, and paved area used by the recycling use; and 42-46 Maple Steet contain a triplex with an 805 square foot, 790 square foot, and 905 square foot footprint respectively and 610 square foot garage on 46 Maple Street. All existing improvements are to be removed.

The Applicant is proposing to subdivide the properties into sixteen parcels of varying sizes for townhouses on Lots 1-3, a single family home on Lot 4, and townhomes on Lots 5-16. The proposed development is 48,530 square feet (approximately 1.11 acres), which includes 4,047 square feet of a paper street section of Wood Steet to be extinguished.

The Applicant was granted variances by the Zoning Hearing Board to: permit access to the lots by an existing private driveway where every lot shall abut a public street; permit buildings and other structures to be set back 7 feet from surrounding lot lines; permit lot sizes of 1,656 square feet for proposed Lots 1 and 2; permit front

yard setbacks for proposed Lots 1, 2, and 3 of 0 feet from a right-of-way; permit proposed Lot 3 to have a side yard setback of 5 feet; permit a building coverage of 50% for proposed Lots 1 and 2; permit off-street parking in front of the building for proposed Lots 4-16; and permit no off-street parking for proposed Lots 1-3, conditioned upon the Applicant coming to an agreement with the property owner of West Elm Alley, LLC to provide an access point for the Subject Property existing behind the property owned by West Elm Alley, LLC and the Applicant working with the Borough to add guest parking off of Wood Steet during the subdivision and land development process.

Lots 1-3 are proposed to contain 828 square foot footprint townhouse units with a 10 foot by 10 foot patio, all fronting on Maple Street with no off-street parking. Lot 4 is proposed to contain a 1,176 square foot footprint single family home with a 10 foot by 15 foot patio and 12 foot wide driveway accessing Maple Street. Lots 5-10 and 11-16 are proposed as two townhouse rows with 900 square foot footprints with a one-car garage, 10 foot by 18 foot decks, and driveways with access to a private street through Borough property from a private alley and Wood Street. Lots 5-15 are proposed with two-car driveways and Lot 16 is proposed with a one-car driveway. Roof leaders from Lots 5-10 are connected to underground basins to address stormwater management. An emergency vehicle turn-around on Borough property; a a 5 foot wide walking trail providing a connection between the townhomes and both the Maple Street and West 1st Avenue rights-of-way; and a 5 foot wide sidewalk on Borough property providing a connection from the townhomes and to the Wood Street right-of-way are also proposed. All lots will be served by public water and sewer.

III. Review Comments

A. Zoning Ordinance

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

B. Subdivision and Land Development Ordinance

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

1. §22-306.A.(1) – The Applicant has requested a waiver from showing existing features within 100 feet of the site has provided an Aerial Plan showing existing features 100 feet of the site and beyond.

2. §22-308.A – The Applicant has requested a waiver to permit one submission for preliminary and final major subdivision and land development approval.

3. §22-403 – We defer the following comments related to streets to the Borough Solicitor:

   a. The Applicant shall verify to the Borough Solicitor's satisfaction the right to access the property via the private alley and through Borough property. We note that additional easements etc. may be required.

   b. Documentation for the Wood Street right-of-way vacation shall be provided in a form acceptable to the Borough Solicitor, including an indemnification agreement.

4. §22-403.A.(8) – The Applicant has requested a waiver to allow a dead-end street. We defer to the Borough Fire Marshal for the approval of the layout and emergency turn-around of the dead-end street.

5. §22-404.1.A – The existing driveway/alley proposed for vehicular access for Lots 5-16, including the perpendicular and parallel parking spaces by the park, shall be repaved to the Wood Street right-of-way. Revise the Legend on the Construction Improvement Plans, Sheets 9 and 10, to indicate Proposed Mill and Overlay for the hatched area.

6. §22-404.2.A – The Applicant has requested a waiver to permit driveways and driveway curb cuts to be located in the front yard setback of Lots 4-16. We note that a related variance has been granted.

7. §22-404.3.E – Lighting at a minimum illumination level of 0.5 footcandles shall be provided for the five (5) guest parking spaces proposed off of the emergency turn-around.

8. §22-404.3.F.(6) – Since one of the required parking spaces for Lots 4 and 16 are proposed to be located in the garage, we recommend the deeds require reserving at least a 9 feet by 18 feet area for the parking space for parking only (e.g. not for storage use), subject to approval by the Borough Solicitor.

9. §22-404.3.F.(7) – Increase the driveway for Lot 4 to provide a minimum 18 foot long parking space outside the right-of-way; though labeled as 18 feet the driveway length measures approximately 17 feet in length.

10. §22-405.1.D – The Applicant has requested a waiver to permit the proposed sidewalk along the private street to be placed adjacent to the curb rather than four (4) feet from the curbline as required.

11. §22-405.1.E – Crosswalks shall not be less than 10 feet wide. The proposed crosswalks shall be revised to a minimum 10 foot width. The plans shall be revised to address the enclosed markup of the ADA Crossing Detail from the Construction Improvement Plan, Sheet 10.

12. §22-409.1 – Add top and bottom of wall elevations for the retaining wall proposed on Lot 16. Slopes greater than 3:1, including between the 102 foot contour and Inlet A on Lot 2 and the 101 and 102 foot contours on Lot 5, shall be vegetated with low maintenance ground covers, shrubs and other plan material.

13. §22-409.2 – The Applicant has requested a waiver to permit grading within three (3) feet of property and rights-of-way lines.

14. §22-411 – We defer to the Borough regarding additional easements or other forms of documentation necessary to maintain existing encroachments onto the subject properties by adjacent lots; the Applicant's perpetual operation and maintenance of the driveway, emergency vehicle turn-around, parking, and associated striping and signage on Borough property; and the construction, operation, and maintenance of utilities.

15. §22-412 – Show the proposed electric and any gas utilities on the plans. We note that additional easements may be necessary.

16. §22-417 – The E&S Plan and PCSM Detail Sheet, Sheets 13 and 16, shall be revised to address the following comments regarding the proposed erosion and sediment controls:

    a. Extend the filter sock along the southern property line on Sheet 13.

    b. Revise Construction Sequence step 18 to reference Lots 5 through 9 on Sheet 16.

17. §22-421.4 – This section requires street shade trees be planted no more than 30 feet apart at a minimum distance of five (5) feet inside the lot lines. The Applicant has requested a waiver to permit only the two (2) existing street trees along Maple Street, where two (2) additional street trees along Maple Street and ten (10) street trees along the private street are required.

18. §22-421.5 – Each multifamily development use shall be screened along the areas adjacent to other properties with minimum 6 foot high plantings. A wavier would be required to permit the screening as proposed only along the rear of Lots 5-16.

19. §22-421.6 – The proposed bollards shall be revised to be located outside the limits of 5 foot wide paved trail. Information shall be provided to confirm that the proposed lighting will not affect adjoining residential areas. Where necessary, shielding shall be employed to eliminate spill into residential areas.

20. §22-804 – The Applicant has requested a waiver to permit a fee in-lieu-of dedicating ten percent (10%) of the total site area to the Borough for park and recreational use.

C. Stormwater Management Ordinance

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. §19-301.6 - Stormwater flows onto adjacent property shall not be created, increased, decreased, relocated, or otherwise altered without written approval of the impacted adjacent property owner(s). Revise the proposed grading to redirect additional flows away from the eastern end of the alley by Lot 16 and the remaining Wood Street paper street.

2. §19-401 – We offer the following stormwater design plan related comments:

   a. Add Lot 17 to the Proposed Building and Impervious Cover table on the Record Plan Notes, Sheet 5.

   b. Revise the plan view dimensions of SCM 002 to match the SCM 002 Plan View detail on the PCSM Detail Sheet, Sheet 17, and calculations.

   c. Add the pipe invert elevations in and out of SCM 001 to the SCM Profile on the PCSM Detail Sheet, Sheet 17.

   d. Add roof leader locations to the plans to confirm the buildings on Lots 1-4 drain into inlet A.

   e. Confirm the proposed pipe diameter between inlet A to SCM 001; the calculations reference a 15 inch pipe but the plans indicate an 8 inch pipe.

3. §§19-401.1.E.(2) & 22-410.5.B.(2) – Based on our review of the Phase I Environmental Site Assessment, we offer the following comments:

   a. The historical industrial use and recycling activities present a potential risk for pollutants in soil that could migrate into the Borough's stormwater infrastructure during earth disturbance. The Applicant shall perform environmental soil sampling at the location and depth of the proposed infiltration SCMs. If contamination is present, non-infiltration stormwater BMPs shall be utilized. We recommend the Applicant contact our office to discuss testing locations prior to performing the sampling.

   b. The Applicant shall determine whether earthwork at the site has the potential to create runoff with Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), RCRA metals, and Target Fuel parameters (Diesel Fuel #2).

4. §19-502 – A note shall be added to the plans indicating the operation and maintenance of SCM 001 & 002 and the related inlets, piping, and roof drains to and from the SCMs will be the responsibility of the HOA. Operations and Maintenance Agreement(s) with the Borough, in a form acceptable to the Borough Solicitor's office, will be required for the proposed stormwater management facilities; we defer to the Borough Solicitor regarding additional agreements covering operation and maintenance on private properties being conducted by the HOA. The Operations and Maintenance Agreement shall be transferred with transfer of ownership.

5. §22-410.5.D – Show the observation ports included in the SCM Profile on the PCSM Detail Sheet, Sheet 17, in plan views. Per the PA BMP Manual, incorporate a proposed emergency overflow into the design.

D. General Comments

We offer the following general comments:

1. The Applicant shall obtain all required approvals, permits, etc. (e.g. Fire Marshal, Conshohocken

Borough Sewer Authority, MCPC, MCCD, PADEP, Aqua, etc.). Copies of these approvals and permits shall be submitted to the Borough of Conshohocken and our office.

2. Legal descriptions for the proposed lots, paper street vacation, and all easements shall be provided to our office for review prior to recording.

3. Homeowner/Condominium Documents shall be provided for review and comment by the Borough Solicitor and Borough Manager prior to their execution.

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

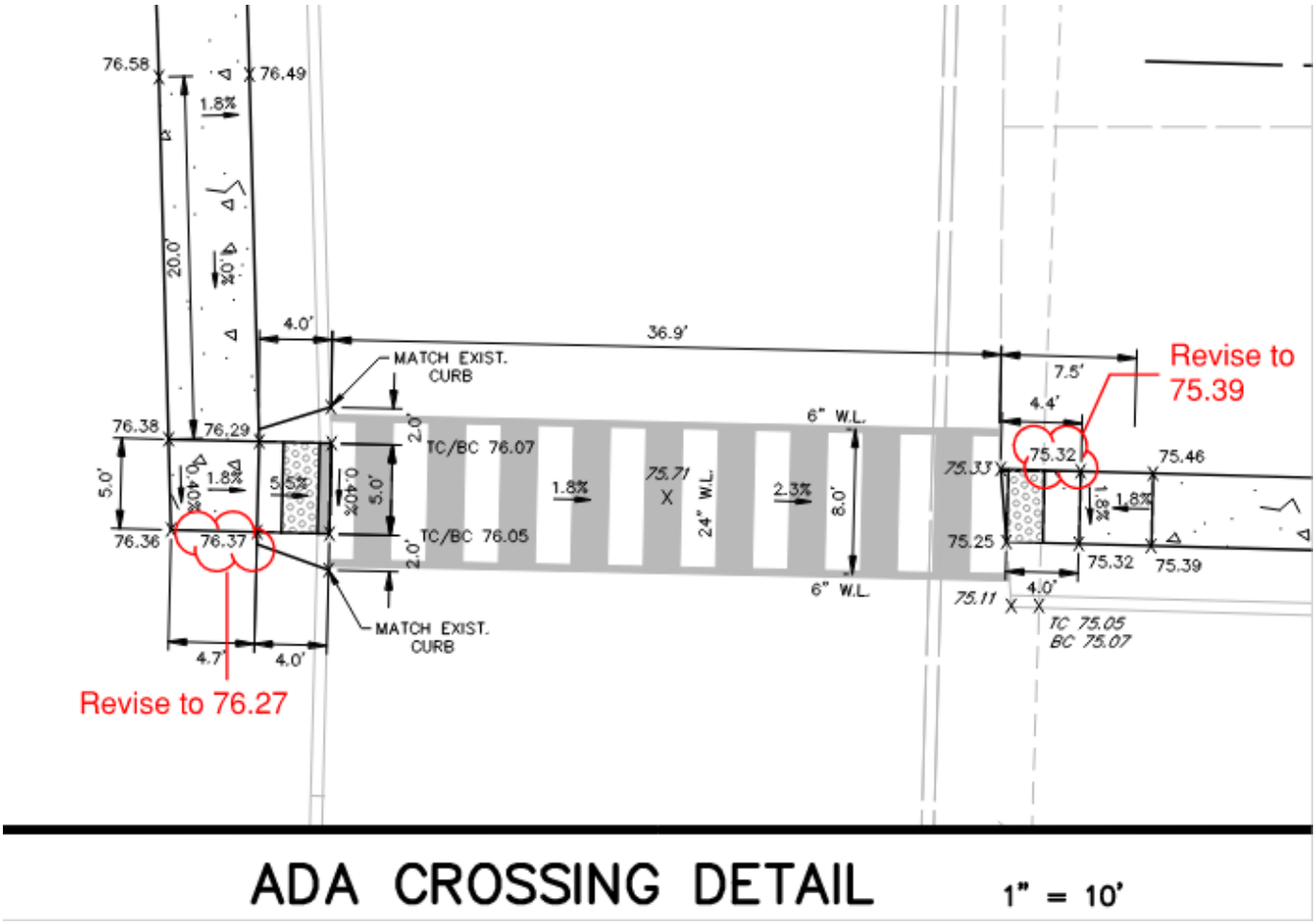
Sincerely,

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

KMM/ddr/

Enc: as referenced

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



ADA CROSSING DETAIL 1" = 10'

June 30, 2026

BCONS 26004

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

RE: Maple Street Development
LD-2025-15 – Preliminary/Final Major Subdivision and Land Development
Zoning Review (2nd Submission)

Dear Ms. Cecco:

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

- *"Maple Street Properties Subdivision & Land Development Plans"* (21 sheets) dated January 5, 2026, last revised May 11, 2026; as prepared by STA Engineering, Inc., located at 2499 Knight Road, Pennsburg, PA.

The subject site currently consist of five (5) separate parcels as follows:

- **Existing Lot 1 (46 Maple Street)** - a 3,659 SF (3,661 SF as surveyed) residential corner parcel consisting of an existing nonconforming two (2)-story single-family attached stucco dwelling built in 1870. This lot is fronted by Maple Street to the east and West First Avenue with straight in parking spaces to the north. There is also an existing garage located to the rear of the property.
- **Existing Lot 2 (44 Maple Street)** - a 3,659 SF (3,453 SF as surveyed) residential parcel consisting of an existing nonconforming two (2)-story single-family attached stucco dwelling built in 1870. This property is an interior parcel that fronts Maple Street to the east and is located between 42 and 46 Maple Street.
- **Existing Lot 3 (42 Maple Street)** – a 4,644 SF (4,645 SF as surveyed) residential parcel consisting of an existing nonconforming two (2)-story single-family attached stucco dwelling built in 1870. This parcel fronts Maple Street to the east and abuts 38 Maple Street to the north.
- **Existing Lot 4 (38 Maple Street)** – a 10,950 SF (10,949 SF as surveyed) lot, which is partially vacant with an old concrete pad and grass to the east with the western portion currently being used as part of the Rams Recycling, Inc. business.
- **Existing Lot 5 (18 Maple Street, a.k.a. Rams Recycling, Inc.)** – a 21,575 SF (21,775 SF as surveyed) existing nonconforming commercial property, developed with an office trailer building and garage buildings with bays, and trailers which is currently used as a scrap metal and recycling facility. There is a 10.75 ft wide access strip from Maple Street. This parcel is located behind the rear yards of the properties fronting Maple Street and West Elm Street, between Maple Street and the Wood Street right-of-way (unopened paper street).

Under this plan submission, the Applicant, Mecka Properties LLC, is proposing to subdivide and development the above subject parcels as follows:

- **Proposed Lots 1, 2, & 3 (42, 44, & 46 Maple Street, respectively)** - Demolish the existing single-family attached dwellings (in its entirety and construct new 18 ft wide single-family attached dwellings,

ranging from 727 SF to 759 SF with 10' wide x 10' long rear patios. These lots will be subdivided to provide a reduced lot size from 3,661 SF to 1,656 SF for Lot 1; from 3,453 SF to 1,656 SF for Lot 2; and from 4,645 SF to 2,116 SF for Lot 3;

- **Proposed Lot 4 (38 Maple Street)** - Construct a new 1,200 SF single-family detached dwelling with a rear 10'x15' patio on the vacant lot with a front facing garage and driveway for off-street parking. This lot will be subdivided to provide a reduced lot size from 10,950 SF to 4,112 SF; and,
- **Proposed Lots 5 to 16** - Extend access drive from Wood Street and construct twelve (12) new single-family attached dwellings, ranging from 2,458 SF to 3,320 SF, within the rest of the site; along with a five (5') ft wide paved trail to connect the site to Maple Street and West First Avenue. The proposed dwellings will have driveways with off-street parking and access to front loaded garages. A proposed 24-ft wide private street will be provided for access to these lots. Other site improvements will include sidewalks, curbing, stormwater facilities, and public sewer and water services.

The subject properties are located within the BR-2 – Borough Residential District Two. The properties are situated between Maple Street (66 ft right-of-way) to the east; West First Avenue (80 ft right-of-way) to the west; and Wood Street (30 ft right-of-way, unopened paper street) to the south. To the rear of all the existing parcels is the Borough of Conshohocken's Haines and Salvati Memorial Park.

In accordance with the FEMA Flood Insurance Rate Map (FIRM) Panel No. 42091C0358G, effective 3/2/2016, the property is located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation Overlay District and will not be subject to the Floodplain Conservation Overlay District regulations. However, the Borough has knowledge that the area on Wood Street (66 ft right-of-way) just off of W. Elm Street (SR 3013) (50 ft right-of-way) have historically flooded when the Plymouth Creek water elevation rises and/or overtops its banks.

ZONING RELIEF RECEIVED:

The Applicant appeared before the Conshohocken Borough Zoning Hearing Board under zoning application no. Z-2025-15 on November 15, 2025, and was granted the following variances in the Zoning Decision and Order dated December 22, 2025:

1. Section §27-806 – to permit access to the lots by an existing driveway where every lot shall abut a public street;
2. Section §27-807 – to permit buildings and other structures to be set back 7 feet from surrounding lot lines;
3. Section §27-1105.A – to permit lot sizes of 1,656 square feet for Lot 1 & 2;
4. Section §27-1105.C – to permit front yard setbacks for Lots 1, 2 & 3 of 0 feet from a right-of-way;
5. Section §27-1105.E – to permit Lot 3 to have a side yard setback of 5 feet;
6. Section §27-1105.G – to permit a building coverage of 50% for Lots 1 & 2
7. Section §27-1107 – to permit off-street parking in front of the building for Lots 4 – 16

The above variances were granted subject to the following conditions:

1. Applicant shall come to an agreement with the property owner of West Elm Alley, LLC, to provide an access point for the Subject Property existing behind the property owned by West Elm Alley, LLC; and,
2. Applicant shall work with the Borough to add guest parking off of Wood Street during the subdivision and land development process.

In addition, the following variance was granted with no conditions:

1. Sections §27-1108 and §27-2002 – to permit no off-street parking for Lots 1, 2, & 3.

ZONING COMMENTS

We offer the following outstanding zoning comments for your consideration *(using the same numbering sequence as our initial review)*:

1. ***Per §27-816.I - Electric, Diesel, Gas or Other Power -*** *Every use requiring power shall be so operated that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry and shall be so constructed, installed, etc., to be an integral part of the architectural features of the plant, or if visible from abutting residential properties shall be concealed by coniferous planting.*

   The Applicant shall clarify and show if there are any mechanical equipment such as AC units, condensers, etc. proposed for each dwelling; and if these units will be installed outside of the dwelling shall be adequately screened from the abutting residential properties.

   The Applicant stated that the AC units will be expected to be located outside of the dwelling and a row of arborvitae spaced 10 ft on center is proposed along the rear property line of lots 5 through 15 to provide screening from the abutting residential dwellings. Based on the proposed landscaping shown on the Construction Improvement Plan (Sheet 9), there will not be any screening along the side lot lines of the end units (Lots 5, 10, 11, and 16). Additional landscaping or fencing should be provided along the side yards to provide the required screening.

2. ***Per §27-821.A thru E – Lighting –*** *The Applicant shall indicate if lighting will be proposed as part of this project. If so, the proposed lighting shall meet the requirements of the above Code Sections and a lighting plan showing the point by point iso-foot candles shall be provided for review.*

   The Applicant has provided a Pedestrian Lighting Plan (Sheet 22) showing the footcandles throughout the site. However, the footcandles at or outside the lot lines are shown on the plan to range from 0.3 to 2.7 footcandles, which exceeds the 0.25 footcandles permitted under §27-821.E. The Applicant may wish to consider reducing the number of pedestrian bollards proposed along the 5 ft wide trail, and/or stagger or relocate the exterior lights mounted to the front of the proposed dwellings, and/or change the proposed light fixtures, in order to reduce the footcandles to not exceed the 0.25 footcandles requirement at the lot lines. Additionally, the Applicant shall provide a cross-section detail showing the placement of the proposed pedestrian bollard lights and trail construction to confirm the travel width clearance is in compliance with ADA accessibility requirements.

GENERAL COMMENTS

8. *The Applicant shall provide a copy of the access agreement with the West Elm Alley, LLC property owner to comply with Condition no. 1 of the Zoning Hearing Board's approval in the granting of the above referenced variances.*

   A copy of the access agreement has not been provided with the current resubmission. This comment will remain open until an access agreement has been provided in compliance with Condition no. 1 of the Zoning Hearing Board's approval in the granting of the reliefs obtained by the Zoning Decision & Order dated December 22, 2025.

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

Sincerely,

Allison A. Lee, PE
Zoning Officer
PENNONI ASSOCIATES INC.

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July 1, 2026

BCONS 26009

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

RE: Maple Street Development
LD-2026-01 – Preliminary/Final Land Development
Traffic Engineering Review

Dear Ms. Cecco:

We have reviewed the following documents in association with the referenced project:

- Preliminary/Final Plans for the Maple Street Properties, prepared for Mecka Properties LLC (21 sheets) by STA Civil Engineers/Land Surveyors, last revised May 11, 2026.
- Responses to review comments, prepared by STA Civil Engineers/Land Surveyors, dated May 22, 2026.

We offer the following comments for your consideration:

1. **§27-824 - Traffic Impact Study** – The proposed application consists of 16 new dwelling units, as such a TIS is technically not required. However, due to the anticipated increase in traffic on Wood Street towards W. Elm Street, we recommend that the traffic signal timing at the intersection be evaluated and adjusted, if necessary, after full occupancy of the development, and that this requirement be incorporated as a condition of approval.

2. **§22-404(2)(E)(1)** – **Alleys, Driveways, and Parking Areas** – The applicant has included a sidewalk and ADA compliant pedestrian crosswalk connection to W. Elm Street via Wood Street, however the plan must include Pedestrian Crossing signs (W11-2, W16-7P) and show corner sight distance information at the intersection of Wood Street and the 20' Alley that considers the proposed on-street parking. Additionally, a Stop sign (R1-1) should be included for the 20' Alley approach to Wood Street.

3. **§22-404(2)(I) – Alleys, Driveways, and Parking Areas** – The proposed maneuverability diagrams outlining how fire and emergency services vehicles will enter and exit the proposed development may need to be adjusted to the satisfaction of the Borough Fire Marshal. The applicant has indicated that they will comply with this requirement.

If you have any questions or concerns, please contact me.

Sincerely,

PENNONI ASSOCIATES INC.

Brian R. Keaveney, PE, PTOE
Transportation Division

cc: Ray Sokolowski, Executive Director of Operations
Tim Gunning, Fire Marshal
Brittany Rogers, Executive Assistant
Karen MacNair, PE, Borough Engineer
Michael E. Peters, Esq., Borough Solicitor
Allison A. Lee, PE, Zoning Officer

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MEMORANDUM

Date: July 1, 2026

To: Stephanie Cecco, Borough Manager

From: Tim Gunning, Fire Marshal
Matthew Trayor, Commercial Building Inspector

Re: Maple Street Development
Prelim-Final Major Subdivision and Land Development Application
5/27/2026 Submission (Revised Original Submission)

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

- Preliminary/Final Plans, consisting of sheets 1 through 24 of 24, dated January 5, 2026, last revised May 11, 2026, as prepared by S.T.A. Engineering, Inc. for Maple Street Properties

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

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov

Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

March 9, 2026

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

Re: MCPC #26-0021-001
Plan Name: Maple Street Development
(16 lots/16 new units comprising 1.01 acres)
Situate: 18, 38, 42, 44, 46 Maple Street.
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 2, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, MECKA Properties LLC, has submitted for review a subdivision and land development plan that proposes the redevelopment of a 1.01-acre development tract located at 18, 38, 42, 44, 46 Maple Street. The tract is comprised of five existing lots that currently are occupied by a recycling business with a garage and storage building, three small townhouses and a vacant lot. The applicant proposes to construct a single-family detached house on the vacant lot, rebuild 3 existing townhomes on new lots, and construct 12 new townhomes in 2 separate buildings, which will share a private 24-foot-wide access driveway.

The plan shows that public access to the site is from an alley that connects to Wood Street near the intersection of West Elm Street. The plan shows a 5-foot-wide sidewalk from the townhomes to Maple Street via an alley immediately south of 20 Maple street.

The applicant's development tract is zoned "BR-2" – Borough Residential District Two and is adjacent to *Haines and Salavti Memorial Park*, a small pocket park situated immediately west of the tract's development. A 'Y'-type turnaround area is shown within the park's boundary and adjacent to a driveway that connects to Wood Street.

In a decision ordered on December 22, 2025, the Conshohocken Zoning Hearing Board granted the applicant numerous variances that permit the proposed arrangement of the residential development. Several of these are listed below, including:

- A variance from Section 27-806, to permit access to the proposed subdivision and residential development by an existing private driveway where every lot shall abut a public street.
- A variance from Section 27-807, to permit buildings and other structures to be set back 7 feet from surrounding lot lines, where 15 feet is required,
- A variance from Section 27-1105.A, to permit Lots #1 and #2 to have 1,656 square feet, where 1,800 square feet is required.
- A variance from Section 27-1105.C, to permit a front yard setback for Lots #1, #32, and #3 of '0' feet from the right-of-way.

COMPREHENSIVE PLAN COMPLIANCE

Consistency with *Montco 2040: A Shared Vision*

The plans for the redevelopment of this site are consistent with the future land use vision and stated goals of *Montco 2040: A Shared Vison*, the comprehensive plan and future land use vision for the county. The Future Land Use Map of the plan designates the land use vision for this area of the borough to remain a 'Town-Residential Area'. The comprehensive plan recommends that these centers should "establish more of a sense of place, ideally with a clearly defined public gathering place."

Consistency with Conshohocken Comprehensive Plan Update, June, 2018

The redevelopment proposal for this property appears compatible with the borough's future land use vision for this area as stated in the 2018 Comprehensive Plan and in Chapter Five's Future Conditions, Land Use Map #7. According to this map the future land use designation is for this area to remain a 'Residential Area'. This area supports a mix of housing types- multi-family, townhomes, twins, small-lot single family detached homes – oriented to promote pedestrian activity as opposed to auto-dependent activities.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, during our review we have identified several issues that the borough should consider prior to final plan approval. We recommend a second access point is needed for emergency responders and vehicles that would be in addition to the proposed alley driveway connection to Wood Street and West Elm Street.

REVIEW COMMENTS

1. **Secondary Access Needed to the 12-Townhouses**

   The Zoning Hearing Board decision permits public access to the townhouse development to be accessed by a private driveway that extends to Wood Street. The decision requires the applicant to, "come to an agreement with the property owner of West Elm Alley LLC, to provide an access point for the subject property, existing behind the property owned by West Elm Alley, LLC." It is not clear whether this access would achieve adequate space for vehicles to access the site. Nevertheless, we strongly recommend that the borough ensure the townhouse development has a secondary access point for emergency responders and the borough and the applicant should explore utilizing the paper street to access First Avenue for secondary access.

2. Stormwater Management (SWM) Facilities

The plan proposes that Lots #8 and #14 will include rectangular-shaped SWM facilities on their lots. We recommend that the applicant clarify whether the SWM facilities will be the responsibility of a homeowner's association (HOA) or whether the individual lot owners will bear the maintenance of these facilities. In either case a Maintenance and Operations Plan should be reviewed by the borough's engineer and submitted documentation of the final plan submission. If an HOA is not the responsible party then the individual lot owners for these lots should be made aware of their responsibilities prior to a purchase of the home.

3. Landscape Issues:

a. *Tree Canopy in the Rear Yards* - The site development footprint leaves very little pervious space for greening improvements that would assist in making the townhomes (Lots #5 - #16), both environmentally friendly and shady spaces. We believe there are opportunities in the rear yards of the homes for the establishment of shade trees that would give the homeowners a green and shadier space. Also, Lot #4, the proposed single-family home, has space for greening improvements with both trees and shrubs. We recommend the applicant modify their plan to take advantage of these pervious spaces and include shade tree species in the rear yards of the homes.

b. *Proposed Planting of 'Green Giant' Arborvitae* - The plan shows that 14 'Green Giant' Arborvitaes are to be planted in the rear yards of the townhomes. The Arborvitae plants are arranged as single specimens spaced at +/- 15 feet apart and on the property boundary line. This is not an effective way to establish a landscape buffer/screen or a landscape greening improvement for the townhouses. A best management practice for tree planting is to plant outside of a property boundary line because of the uncertainty of responsibility for tree care. The plants should be established on individual lots and not on the boundary between two lots.

4. Pedestrian Connection to West Elm Street via Borough Park - to Wood Street and West Elm Street

A pedestrian connection to West Elm Street is needed for the residents of the townhouse development to access West Elm Street. The site plan shows that the sidewalk for this redevelopment ends at Lots #10 and #16, at the southwestern property boundary. A continuous pedestrian connection with sidewalks could be developed along the alley and potentially using the edge of the borough's parkland for pedestrian access to Wood Street and West Elm Street. We recommend the applicant work with the borough to develop access and sidewalks for a safe connection to West Elm Street. *(See attached graphic for details.)*

5. Development Impact on Haines and Salvati Borough Park

The site plan proposes utilizing an area within the borough's adjacent park for both a turn-around area and for several of its required off-street parking spaces. It appears that several trees will be disturbed and grades near existing trees will be altered by the proposed turn-around area. We recommend the borough and the applicant examine ways that off-site landscape improvements such as shade trees could be provided to enhance the park and nearby green space for residents of the applicant's housing development. We suggest that additional shade trees along the park's boundary would add value to the new homes and neighboring community.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and we recommend the borough and the applicant establish secondary access to the townhouse development for the safety of the future residents and adequate area for this access by emergency responders and vehicles. We recommend the other issues outlined and discussed above be addressed to the satisfaction of the borough.

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

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. Please print the assigned MCPC #26-0021-001 on any plans submitted for final recording.

Sincerely,

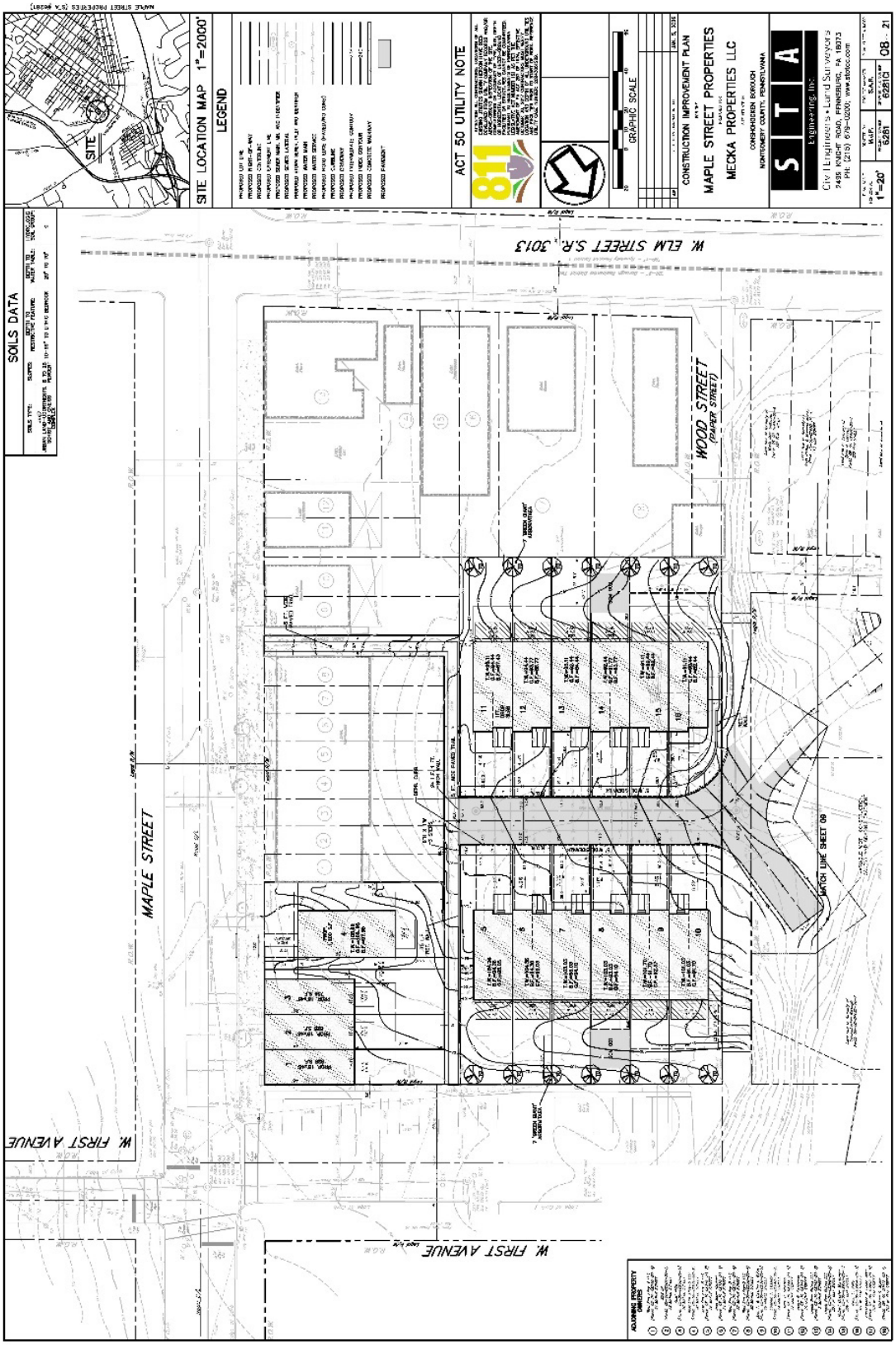
Barry W. Jeffries

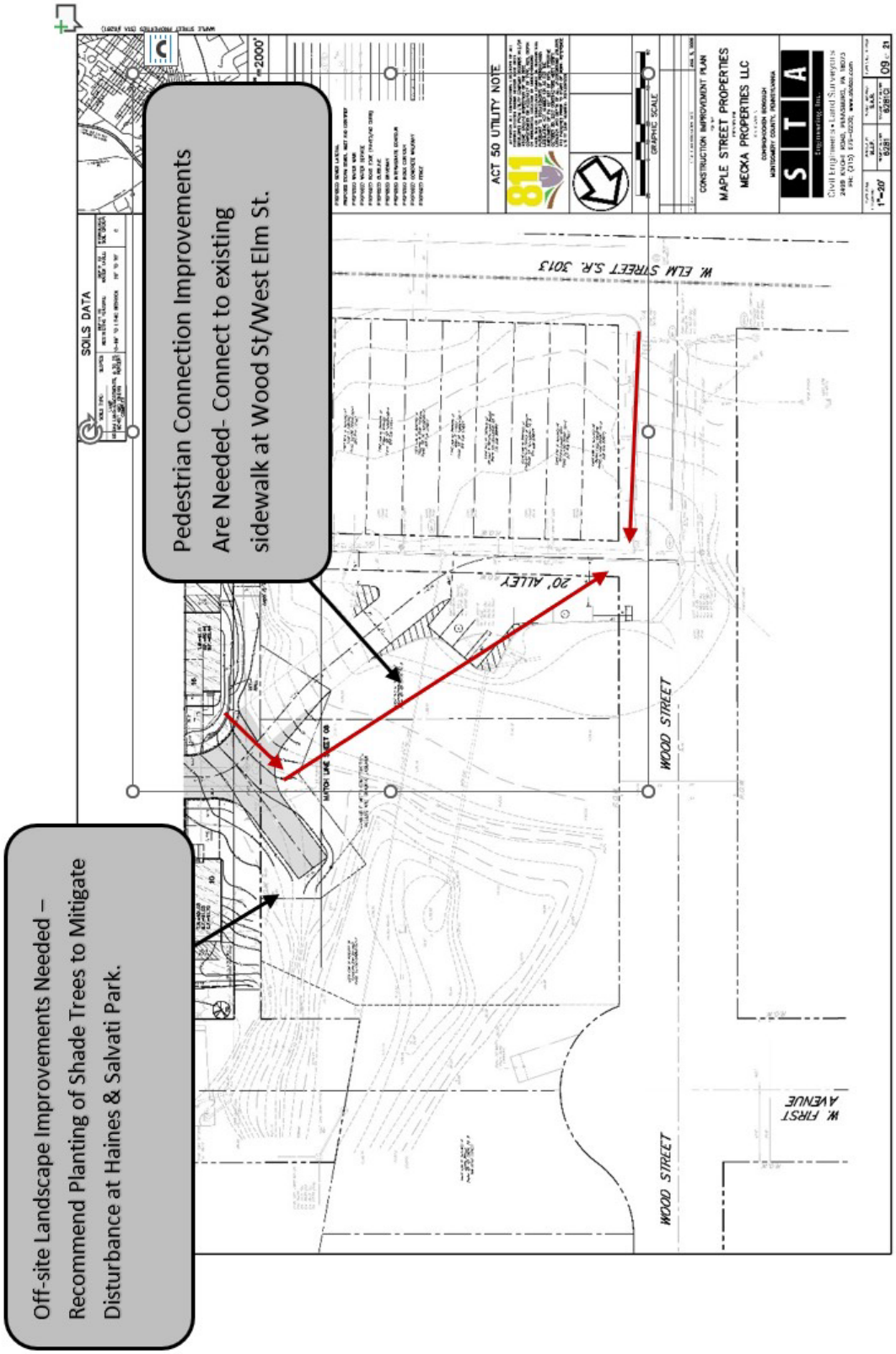
Barry W. Jeffries, ASLA, Senior Design Planner
Barry.Jeffries@montgomerycountypa.gov

c: MECKA Properties, LLC, Applicant
S.T.A. Engineering, Inc., Applicant's Representative
Daniel McArdle, Chair, Boro. Planning Commission
Karen MacNair, Boro. Engineer
Michael Peters, Boro. Solicitor

Attachments: 1) Aerial View of Tract development
2) Proposed Site Development Plan
3) Graphic of Pedestrian and Landscape Recommendations-Offsite

Maple Street Development
MCPC#260021001


MAPLE STREET PROPERTIES (5'A plan)
SITE LOCATION MAP 1"=2000'
SITE
LEGEND
ACT 50 UTILITY NOTE
811
GRAPHIC SCALE
CONSTRUCTION IMPROVEMENT PLAN
MAPLE STREET PROPERTIES
MECKA PROPERTIES LLC
CONSHOHOCKEN BOROUGH
MmontgomeryCounty, PENNSYLVANIA
S T A
Engineering Inc.
Civil Engineers • Land Surveyors
3465 Route 611, Tannersville, PA 18372
PH: (570) 620-0860; www.stainc.com
1"=20'
6281
08 . 21
SOILS DATA
W. ELM STREET S.R. 3013
WOOD STREET
(PAPER STREET)
MAPLE STREET
W. FIRST AVENUE
W. FIRST AVENUE
MATCH LINE SHEET 06
ADJOINING PROPERTY OWNERS


Pedestrian Connection Improvements Are Needed- Connect to existing sidewalk at Wood St/West Elm St.
Off-site Landscape Improvements Needed – Recommend Planting of Shade Trees to Mitigate Disturbance at Haines & Salvati Park.
W. ELM STREET S.R. 3013
20' ALLEY
WOOD STREET
WOOD STREET
W. FIRST AVENUE
MAPLE STREET PROPERTIES
MECKA PROPERTIES LLC
CONSTRUCTION IMPROVEMENT PLAN
ACT 50 UTILITY NOTE
SOILS DATA
GRAPHIC SCALE