

February 10, 2022 Planning Commission Meeting

Preliminary/Final Land Development Application for  
261-263 East Elm Street (page 2)

BOROUGH OF CONSHOHOCKEN  
MONTGOMERY COUNTY, PENNSYLVANIA

APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

To be completed by the Borough:

Submission Information:	
File Number: <u>LD-2020-07</u>	File Date: <u>11/25/20</u>
Project Title: <u>261-263 E. Elm St.</u>	Date Complete: _____
Received By: <u>B. Rogers</u>	90 Day Date: <u>Waived</u>

REQUIRED MATERIALS FOR ALL LAND DEVELOPMENT/SUBDIVISION APPLICATIONS

1. This form MUST be completed and submitted with the Borough's Land Development/Subdivision application.
2. A Land Development/Subdivision Application MUST include all of the items listed in the application checklist to be considered complete.  
  
Incomplete applications will NOT be placed on a Planning Commission agenda. Incomplete applications will be returned to the applicant.
3. Complete applications must be received at least 38 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.  
  
**It is highly encouraged to submit applications in a digital format.**
4. One (1) digital copy plus seven (7) paper copies of the complete application are required if submitting digitally, or fifteen (15) paper copies of the complete application are required.

Applicant Information:

Name: Craft Custom Homes, LLC  
Address: 231 Redwood Road  
King of Prussia, PA 19406  
Phone: 610-945-7860  
Fax: \_\_\_\_\_  
E-Mail\*: ryan@builtbycraft.com

Property Owner Information (if different):

Name: John Stanley, Joseph Stanley & John Stanley, Jr.  
Address: 2247 Fox Run Road  
King of Prussia, PA 19406  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail\*: \_\_\_\_\_

Architect/Planner: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail\*: \_\_\_\_\_ Phone/Fax: \_\_\_\_\_

Engineer/Surveyor: Vastardis Consulting Engineers, LLC

Address: 29 Harvey Lane, Malvern, PA 19355

E-mail\*: vcellc@verizon.net Phone/Fax: (610) 644-9663

Landscape Architect: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail\*: \_\_\_\_\_ Phone/Fax: \_\_\_\_\_

Attorney: Debra A. Shulski, Esquire

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

E-mail\*: debbie@rrhc.com Phone/Fax: 610-458-4441 x210

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

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

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

**Project Information:**

Location (Street Address): 261 & 263 Elm Street  
05-00-02200-009 &  
 Tax Assessment Parcel No. 0500-02196004 County Deed Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

Description of Proposed Work: Redevelopment for purposes of 21 multi-family residential units and associated parking (42) spaces and improvements.

Total Tract Acreage: +/- .45 acres Project Acreage +/- .45 acres

Zoning District L1 & BR-2 & Residential overlay Existing Number of Lots: 2 Proposed Number of Lots: 1

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

Other (Describe): \_\_\_\_\_

Existing Sewer Flows: TBD Proposed Sewer Flows: TBD

**Check List - Plans:**

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

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

**Check List - Proof of ownership and zoning relief:**

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

**Check List - Color Photographs of Site and Existing Conditions:**

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

**Check List - Building Elevations:**

- Architectural drawings and renderings of proposed building(s)

**Check List - Setback of Proposed Building(s):**

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

List of Requested Waivers: See sheet 2 of the Plans.

Section/Requirement:

Relief Requested:

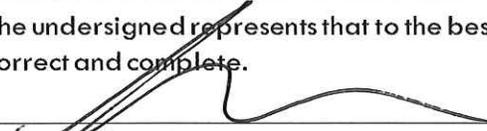
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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

  
 \_\_\_\_\_  
 Signature of Applicant  
 11/25/20  
 \_\_\_\_\_  
 Date

Authorized per Agreement of Sale  
 \_\_\_\_\_  
 Signature of Property Owner (if not the same as applicant)  
 \_\_\_\_\_  
 Date

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

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

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

Applicants assume responsibility of any fees associated with this meeting.

\_\_\_\_\_  
 Applicant signature                      date

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

Borough Use Only:					
1 check	Filing Fee	Amount \$	1,000.00	Check No.	2916
2 checks	Planning, Engineering and Legal Review Escrow	Amount \$	5,000.00	Check No.	2917
			10,810.00	3111	

Decision Information:

Approval \_\_\_\_\_ Denial \_\_\_\_\_ Decision Date: \_\_\_\_\_

Comments/Conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BOROUGH OF CONSHOHOCKEN  
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT  
FOR PROFESSIONAL REVIEW FEES

SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

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

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

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

Signed

  
Applicant

Date: 11/24/20

BOROUGH OF CONSHOHOCKEN  
MONTGOMERY COUNTY, PENNSYLVANIA

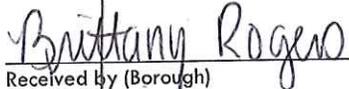
**Planning Process Extension Agreement**

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) to grant an additional sixty (60) days to the ninety (90) day period.

  
\_\_\_\_\_  
Applicant signature

11/24/20  
Date

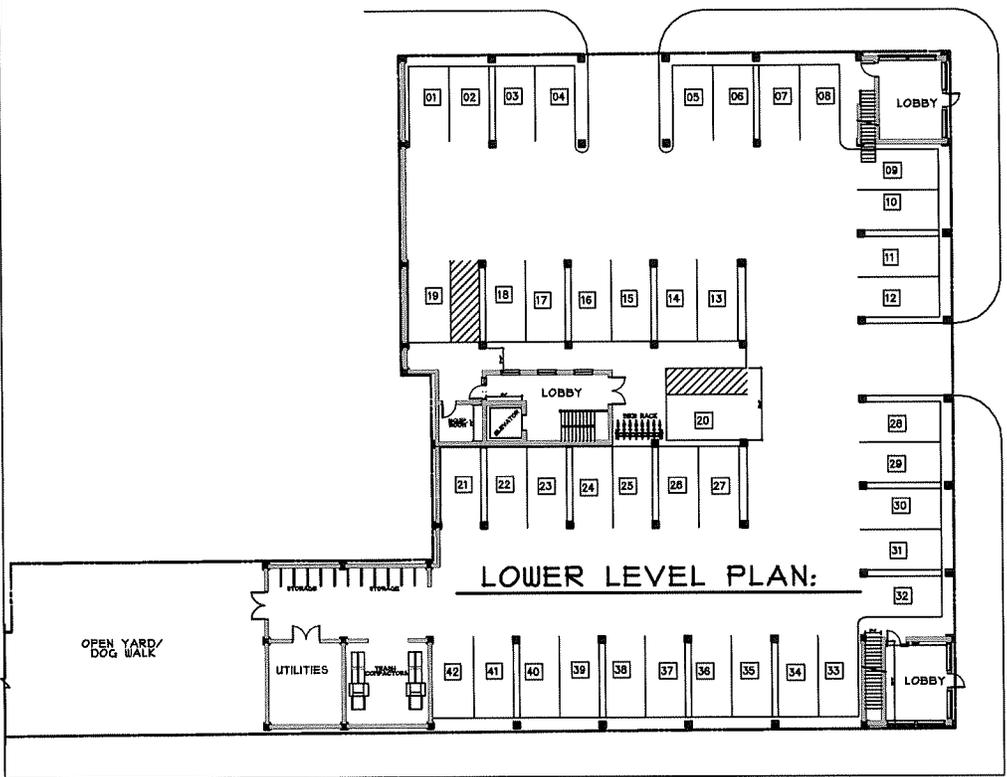
  
\_\_\_\_\_  
Received by (Borough)

11/25/20  
Date



ELM STREET

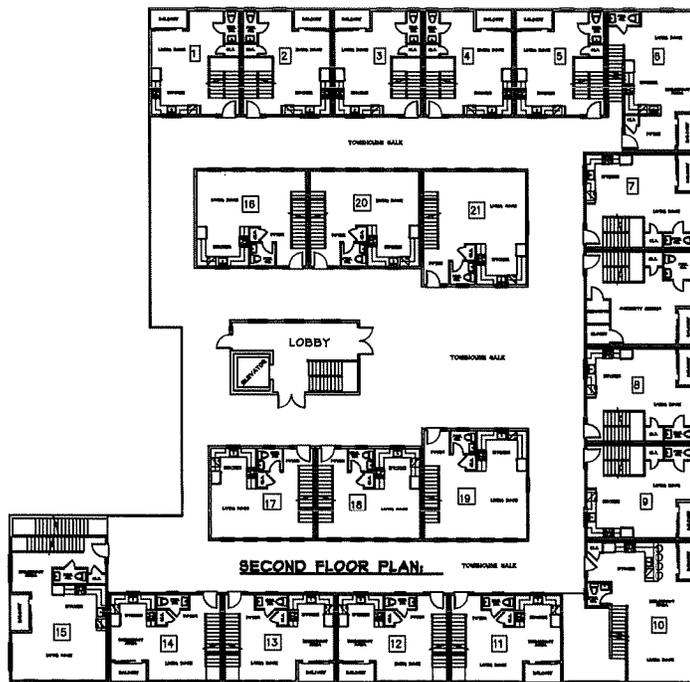
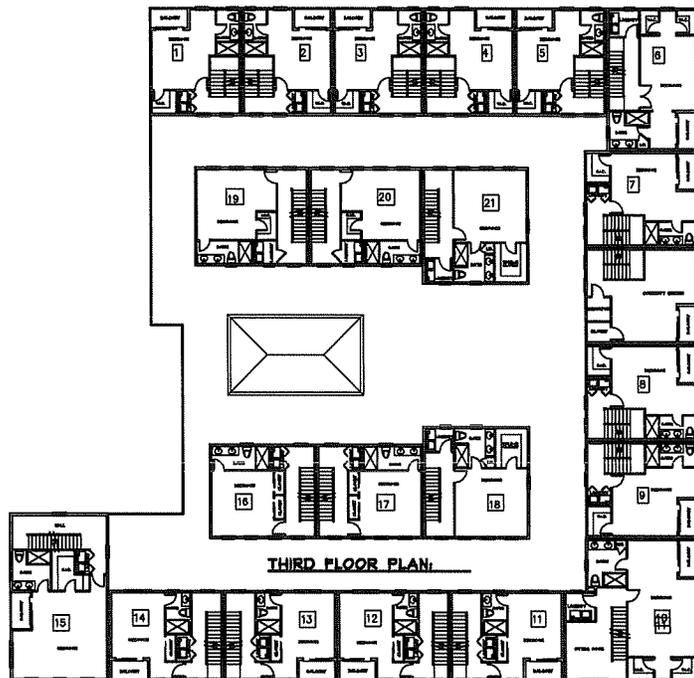
POPLAR STREET

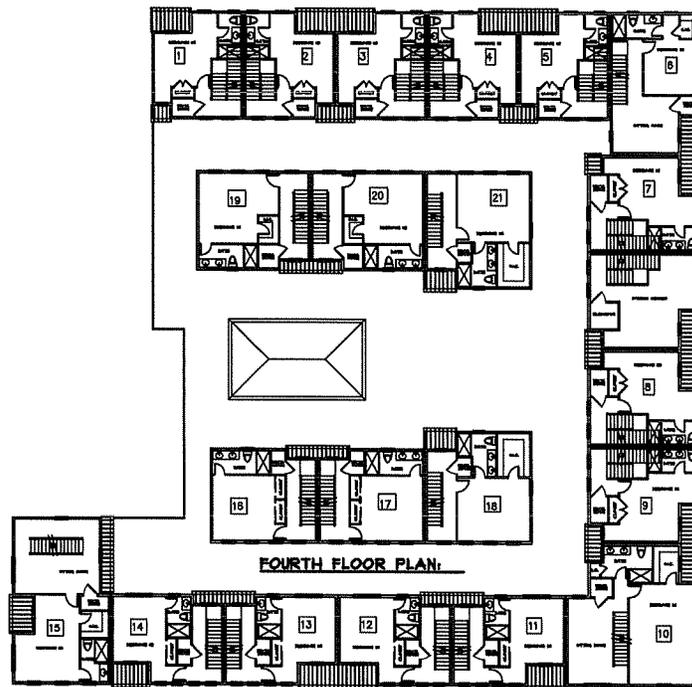
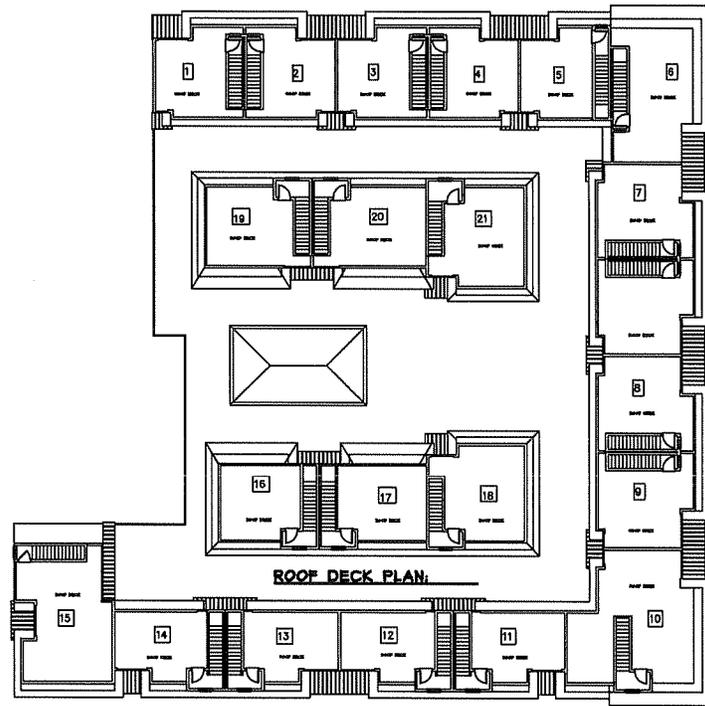


LOWER LEVEL PLAN:

BIKE PATH

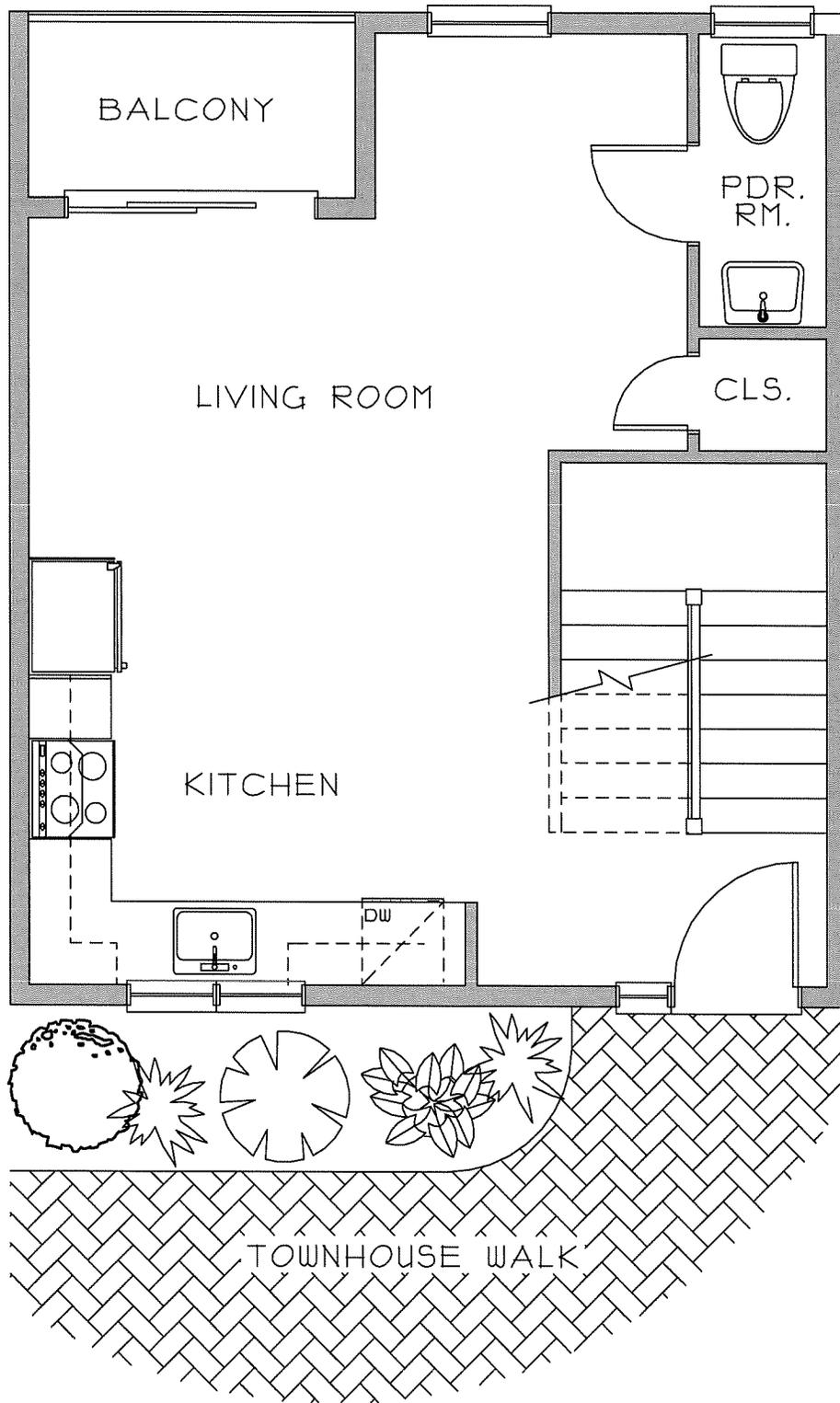
RAILROAD LINE





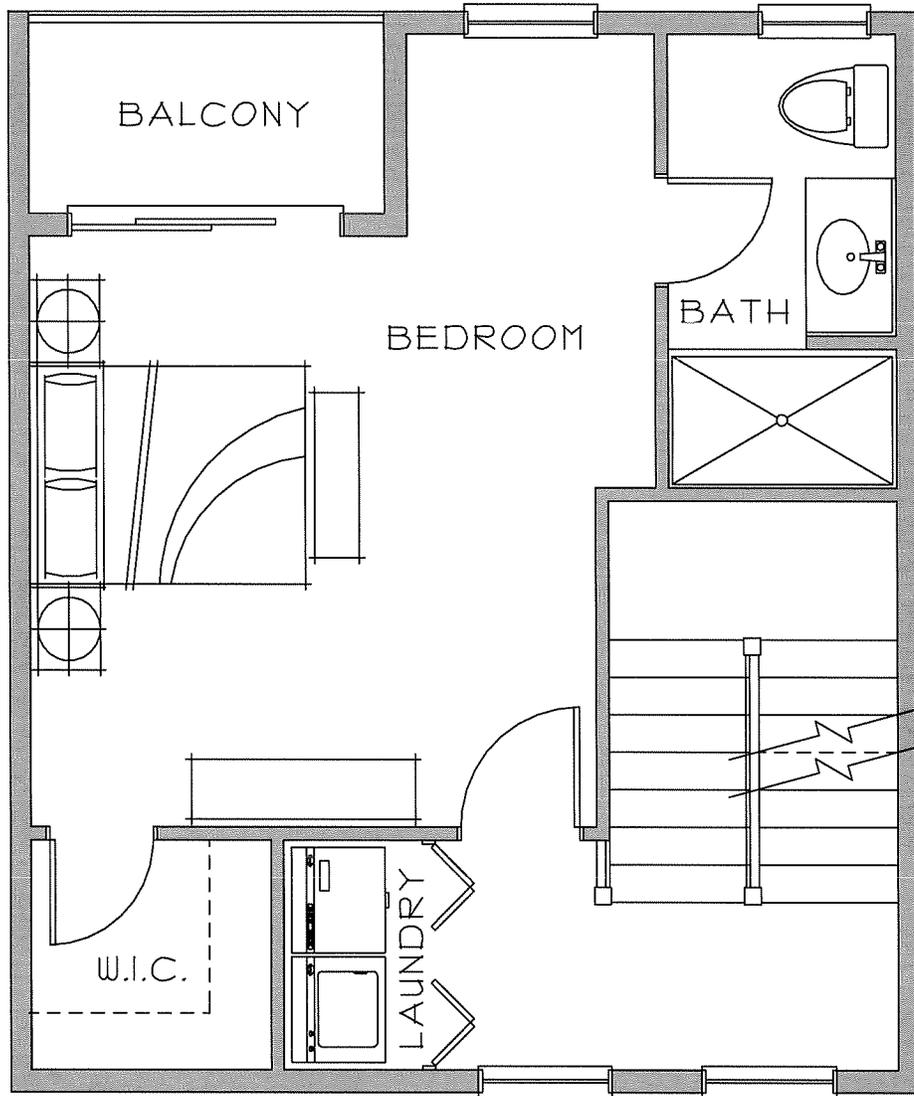






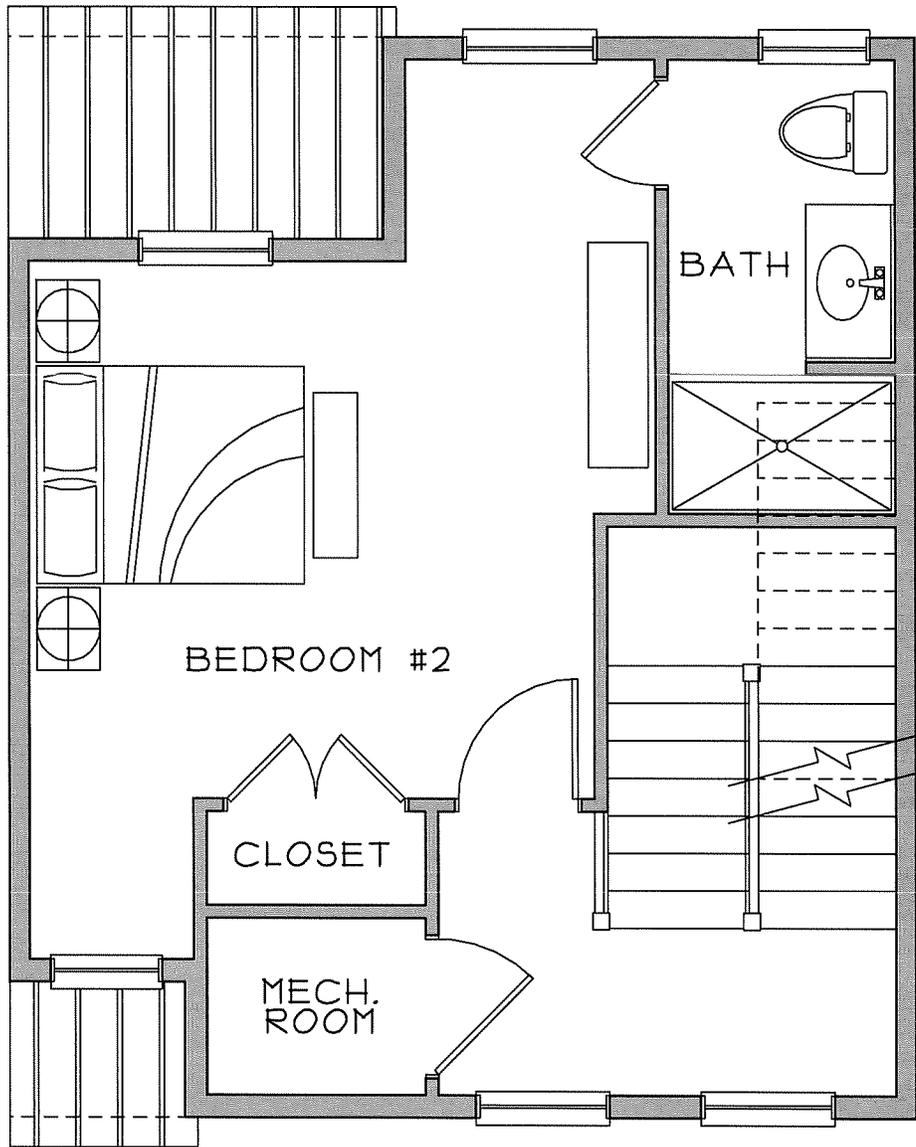
# TYPICAL TOWNHOUSE FIRST FLOOR PLAN:

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



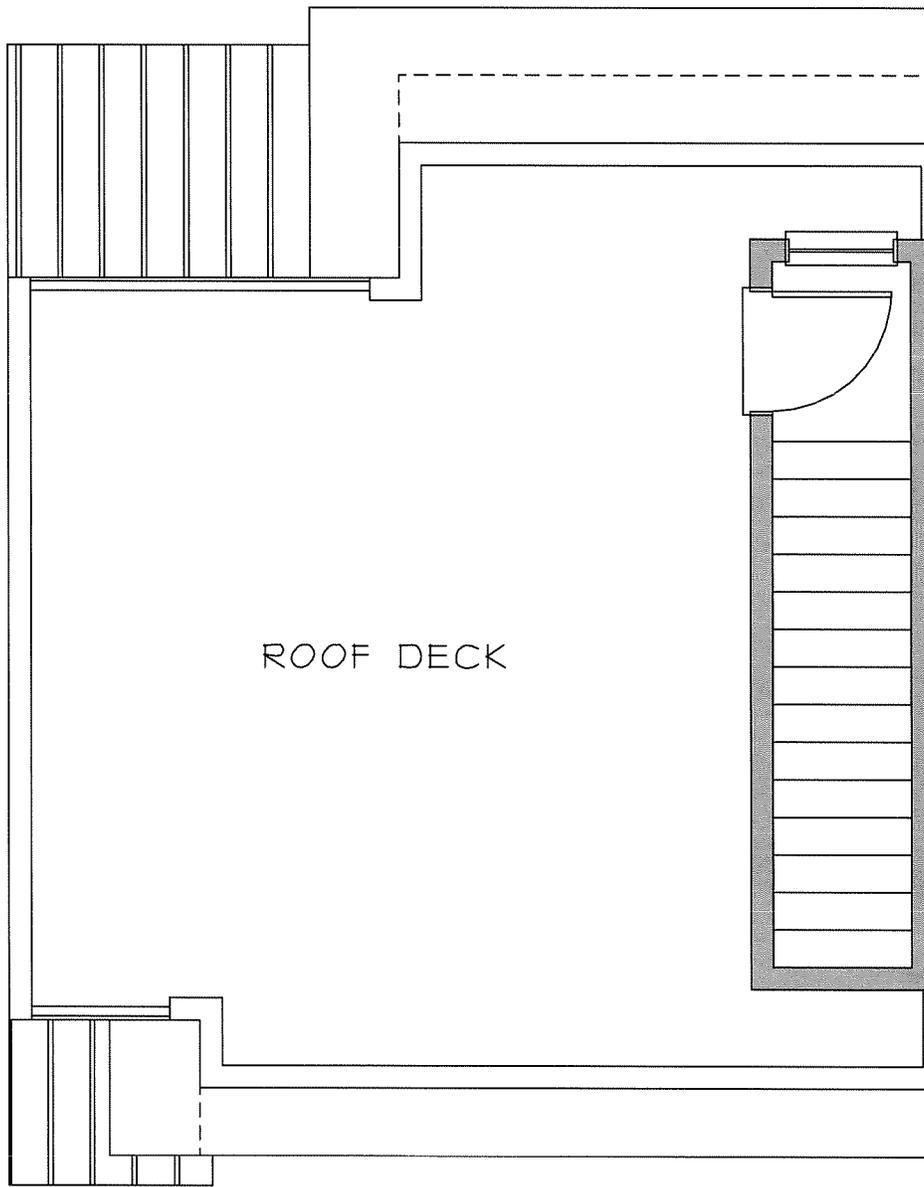
# TYPICAL TOWNHOUSE SECOND FLOOR PLAN:

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



# TYPICAL TOWNHOUSE THIRD FLOOR PLAN:

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

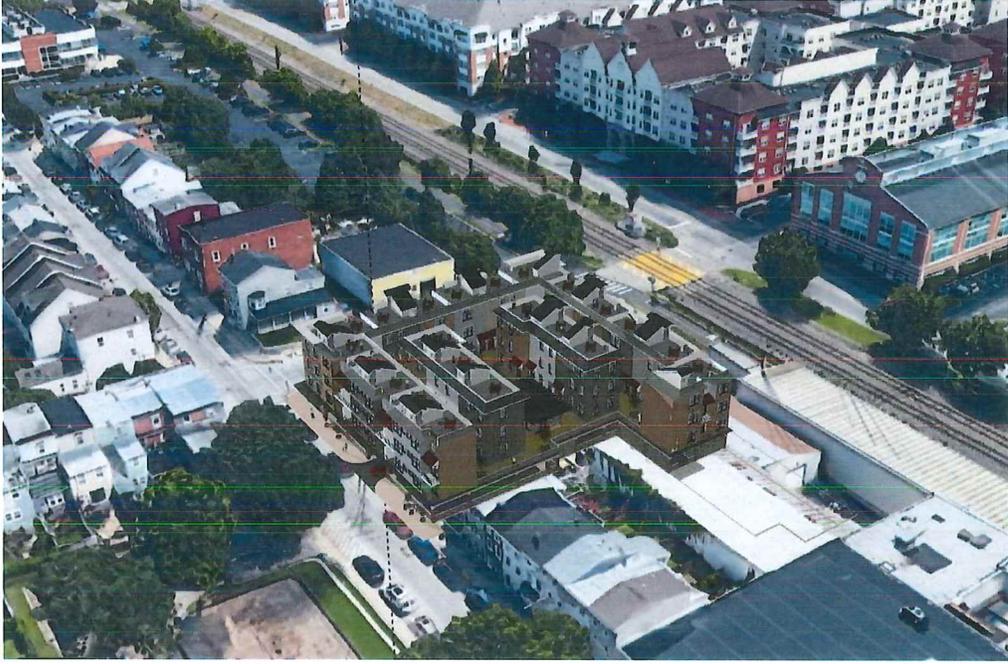


ROOF DECK

# TYPICAL TOWNHOUSE ROOF PLAN:

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





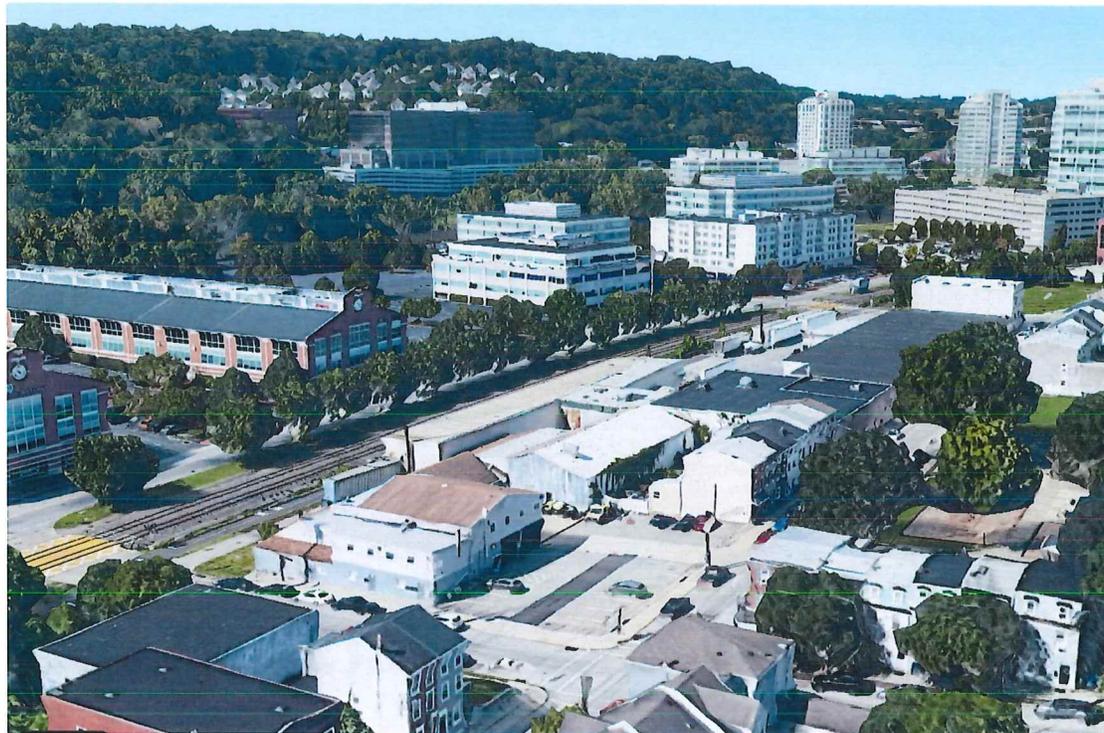
AFTER



BEFORE



AFTER



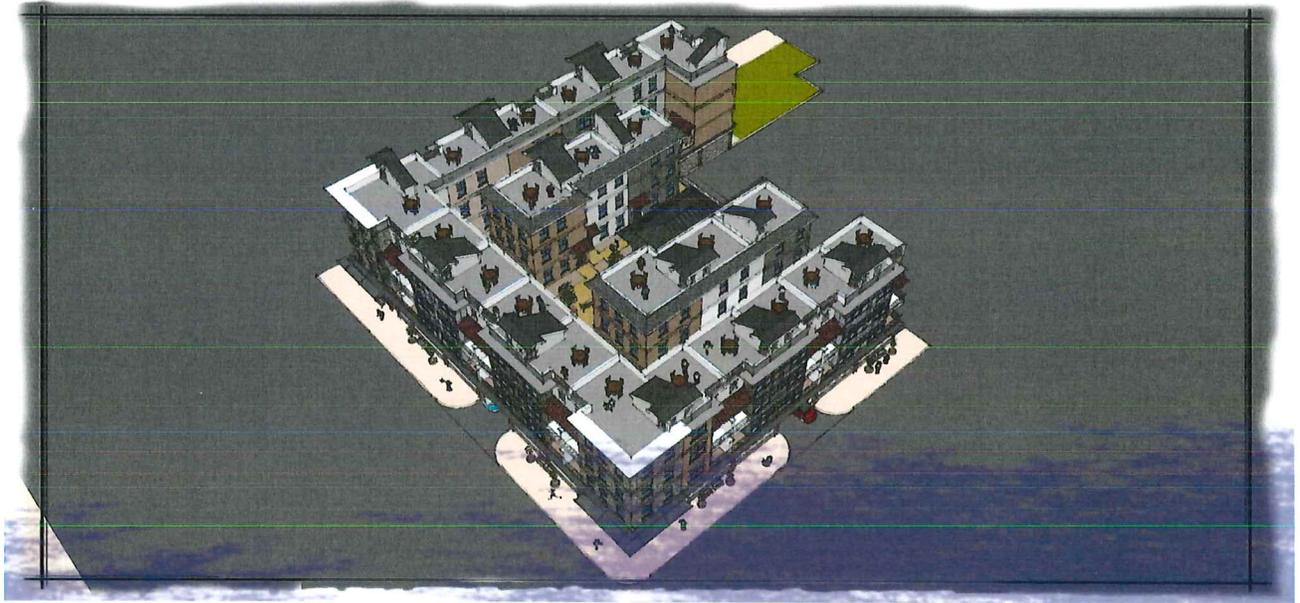
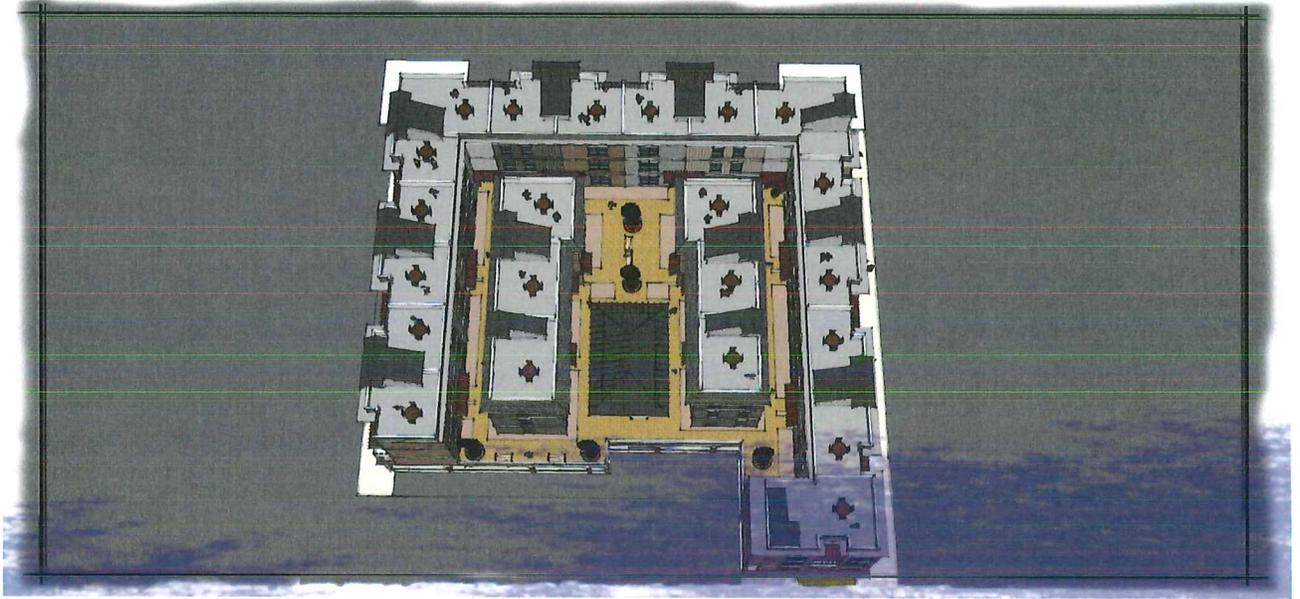
BEFORE



AFTER



BEFORE





AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE

Fee Simple/Trustee's Deed

023022

36.50

**This Indenture** Made this 7th day of October 19 99

**Between**

JOSEPH G. PROIETTO AND ANN T. PROIETTO, husband and wife

(hereinafter called the Grantor

JOHN J. STALEY, SR., JOSEPH F. STALEY and JOHN J. STALEY, JR.

(hereinafter called the Grantee

**Witnesseth**

That the said Grantor<sup>S</sup> for and in consideration of the sum of  
THREE HUNDRED AND SIXTY THOUSAND (\$360,000.00)-----DOLLARS  
lawful money of the United States of America, unto them well and truly paid by the said Grantee<sup>S</sup>, at or  
before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and  
sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm  
unto the said Grantee<sup>S</sup> & their heirs and assigns, as joint tenants with the right of  
survivorship.

D233727MB

REALTY TRANS. TAX PAID
STATE 3600.00
LOCAL 3600.00
PER <i>OK</i>

99 OCT 18 PM 2:02

ALL THAT CERTAIN lot or piece of grounds, SITUATE in Conshohocken  
Borough, Montgomery County, Pennsylvania, bounded and described  
according to a Land Subdivision Agreement made by John L. Dzedzy, Inc.,  
dated January 22, 1983 and reviewed March 14, 1983, and recorded in Plan  
Book B-40 page 181, as follows, to wit:

BEGINNING at a point of intersection formed by the Westerly side of  
Poplar Street and the Southerly side of Elm Street (50 feet wide);  
thence extending from said point of beginning along the said Westerly  
side of Poplar Street South 6 degrees 55 minutes West 150.14 feet to a  
point a corner of lands now or late of Consolidated Rail Corp.; thence  
extending along the same North 83 degrees 23 minutes West crossing a  
certain 12 inch drain pipe 226.38 feet to a point in line of lands now  
or late of Fine Grinding Corp.; thence extending along the same North 6  
degrees 37 minutes East 23.29 feet to a point a corner of Lot 1 as shown  
on the above mentioned plan; thence extending along the same the four  
following courses and distances: (1) South 83 degrees 23 minutes East  
15 feet to a point; (2) North 6 degrees 37 minutes East 15 feet to a  
point; (3) South 83 degrees 23 minutes East crossing a certain 10 feet  
wide easement and recrossing the said 12 inch drain pipe therein 94.80  
feet to a point and (4) North 6 degrees 37 minutes East 40.85 feet to a  
point; thence extending South 3 degrees 23 minutes East 25 feet to a  
point; thence extending North 6 degrees 55 minutes East 71 feet to a  
point on Southerly side of Elm Street; thence extending along the same  
South 83 degrees 23 minutes East 92 feet to the first mentioned point  
and place of beginning.

CONTAINING in area 19,755 square feet.

BEING LOT 2 as shown on the above mentioned Plan.

BEING ASSESSMENT PARCEL NUMBER 05-00-02200-00-9.

DB5292PG2391

PREMISES 'B'

ALL THAT CERTAIN lot or piece of land known as 261 E. Elm Street, 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 South side of Elm Street, at the distance of 92 feet Westerly from Poplar Street; thence along said Elm Street, Westerly 31.7 feet to a stake; a corner of this and land conveyed to Henry C. Messinger; thence along said land Southerly, parallel with Poplar Street, 70 feet to the Northerly side of land conveyed to the Pennsylvania Schuylkill Valley Railroad Company; thence along said land Easterly 31.7 feet to a stake; thence Northerly parallel with Poplar Street, aforesaid; 70 feet to the place of beginning.

BEING Assessment Parcel Number 05-00-02196-00-4.

05-00-02200-00-9

BEING, AS TO PREMISES A, PART OF, the same premises which William Armstrong, III and Anne O. Armstrong, his wife by Deed dated 1/8/1982 and recorded in Montgomery County, in Deed Book 4677 page 48 conveyed their undivided One-half interest conveyed unto Joseph G. Proietto, in fee.

ALSO BEING PART OF, the same premises which The Philadelphia National Bank, and Others Trustees under the Will of John J. D'Arcy, Deceased by Deed dated 1/8/1982 and recorded in Montgomery County, in Deed Book 4677 page 52, conveyed their undivided One-half interest conveyed unto Joseph G. Proietto, in fee.

BEING, AS TO PREMISES 'B' the same premises which Ann T. Proietto by Deed dated 12/17/1990 and recorded in Montgomery County, in Deed Book 4966 page 1258 conveyed unto Ann T. Proietto and Joseph G. Proietto, husband and wife, in fee.

1258

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-02200-00-9 CONSHOHOCKEN  
263 E ELM ST  
PROIETTO JOSEPH G  
B 018 U 015 L 3321 DATE: 10/08/99

CONSHOHOCKEN BORO 3600.00  
STATE STAMP 3600.00  
TOTAL 7200.00  
CHECK 3600.00  
CHECK 3600.00

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-02196-00-4 CONSHOHOCKEN  
261 E ELM ST  
PROIETTO ANN T & JOSEPH G  
B 018 U 007 L 2102 DATE: 10/08/99

ITEM 10-18-99<sup>2</sup> NON #1 CASH-10 0684 15:32TH

DB5292PG2392

**Together** with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor<sup>s</sup>, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground above described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee<sup>s</sup> their heirs and assigns, to and for the only proper use and behoof of the said Grantee<sup>s</sup>, their heirs and assigns forever.

**And** the said Grantors, their heirs and assigns do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and Assigns, that they the said Grantors, their heirs all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and Assigns, against them the said Grantors, and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will by these presents WARRANT and forever DEFEND.

OR

the said do covenant, promise and agree, to and with the said and assigns, by these presents, that the said has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor<sup>s</sup> has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delibered  
IN THE PRESENCE OF US:

*Mari Gato*

*Joseph G. Proietto*  
JOSEPH G. PROIETTO  
*Ann T. Proietto*  
Ann T. Proietto

(SPECIAL WARRANTY)

(TRUSTEES' WARRANTY)

DB5292PG2393

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Montgomery ) SS.

On this, the 7th day of October, A.D. 19 , before me,  
the undersigned officer, personally appeared Joseph G. Proietto and Ann T. Proietto, husband \*\*  
known to me (or satisfactorily proven) to be the persons whose name s ik (are) subscribed to the within  
instrument, and acknowledged that t he y executed the same for the purposes therein contained.  
In witness wherof, I hereunto set my hand and official seal.

\*\* and wife

*Marielle M. Gates*

Notary Public  
My Commission Expires:

NOTARIAL SEAL  
MARIELLE M. GATES, Notary Public  
Whitemarsh Twp., Montgomery County  
My Commission Expires Dec 12 2000

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF ) SS.

On this, the day of , A.D. 19 , before me,  
the undersigned officer, personally appeared who acknowledged  
himself (herself) to be the of  
a corporation and that he as such  
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the  
corporation by himself (herself) as  
In witness wherof, I hereunto set my hand and official seal.

D233-727MB  
City Suburban Abstract Co.  
Plymouth Corp. Ctr., Bldg. C  
625 Ridge Pike, Ste. 103  
Conshohocken, PA 19428

**DEED**

Joseph G. Proietto and  
Ann T. Proietto, husband  
and wife

To:

Notary Public  
My Commission Expires:

John J. Staley, Sr. Joseph  
F. Staley, and  
John J. Staley, Jr.

Premises:  
261-263 E. Elm Street  
Conshohocken Borough  
Montgomery County  
Pennsylvania



*Maryanne Beckenbach*

APPROVED  
Borough of Conshohocken  
Date: 10/17/99 *NLS*

DB5292PG2394

The address of the above-named Grantee  
is *611 Fayette St*  
*Conshohocken PA 19428*  
On behalf of the Grantee

CLT-286



**VASTARDIS**

CONSULTING ENGINEERS, LLC

Site Development | Subdivisions | Drainage Design

December 2, 2021

**Ms. Stephanie Cecco, Borough Manager**  
**Borough of Conshohocken**  
400 Fayette St, Suite 200  
Conshohocken, PA 19428

Re: 261-263 E. Elm Street – LD 2020-07  
TMP #05-00-02200-00-9/05-00-02196-00-4  
Preliminary/Final Land Development

**Dear Ms. Cecco:**

Please accept this letter as the applicant's request for waivers from the Subdivision and Land Development Ordinance for the above referenced project. The applicant is proposing to convert the current building layout into a twenty-one-unit residential building in the LI Zoning District.

The applicant respectfully requests waivers from the following Ordinance Sections:

**Section 22-306.A(1).** This is to allow the use of an aerial photo on the plan in order not to show all existing features within 100' of the proposed development. The area is very congested and has buildings that are feet away from the property line which would make a physical survey difficult. The aerial photo will depict enough detail to satisfy the intent of this requirement.

**Section 22-308.C.** This is to allow the project to use a single submission to cover both the preliminary and final requirements of the code. The plans are being prepared as a final set of plans and the project is not complicated that it would warrant the additional step of a separate preliminary submission.

**Section 22-403(Partial)** This is to allow corner sight distance of 50'.

**Section 22-404.2.A.** This is to allow proposed driveways and driveway curb cuts within the front yard setbacks. This parcel is a corner lot with street access only along the frontages.

**Section 22-404.2.G & J.** This is to allow proposed driveways below the minimum 20' width to 16' utilizing a one-way access.

29 Harvey Lane | Malvern, PA 19355-2907 | Tel: 610.644.9663 | Fax: 610.644.3789

vcellc@verizon.net | www.vcellc.net

Registrations PA NJ DE MD

**Section 22-404.3.G.** This is to permit the radius of the interior islands in the garage area to have a radius of less than 5'. The radii proposed range from 1' to 2.5'. This will allow for the maximum area for parking spaces within the building limits.

**Section 22-405.1.F.** This is to permit the use of porous pavers and the "Silva Cell" system for portions of the sidewalks in lieu of all concrete sidewalks. The porous pavers and Silva Cell system will allow more water to get to the roots of the proposed street trees as well as providing additional room for the roots to expand as the trees grow. Another benefit would be rainfall runoff storage.

**Section 22-409.2.** This is to permit grading within 3' feet of the property line. The existing building itself is less than 3' from the some of the property lines. Maintenance access easements will be granted if necessary.

**Section 22-421.4.** This is to permit the applicant to locate the required trees within the right-of-way.

**Section 22-421.5.** This is to allow the applicant to not use screening for this multi-family development. The extent of the layout in relation to the size of the parcel does not leave room for the required screening. Furthermore, adjacent to the one of the sidelines is a building located very close and/or paved areas. The applicant will be providing planters along the frontages as well.

**Section 22-421.6.** This is to allow the applicant to provide pedestrian lighting only on the applicant's side of the street.

Please let me know if you require any additional information. Thanks for your assistance in this matter.

Very truly yours,  
**Vastardis Consulting Engineers, LLC**



Nicholas L. Vastardis, P.E.  
President/CEO

Cc: Ryan Alexaki, Craft Custom Homes, LLC  
Debbie Shulski, Esq.

# Applicant Request for County Review

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



Date: 11-25-20

Municipality: Borough of Conshohocken

Proposal Name: 261-263 E. Elm Street

Applicant Name: Craft Custom Homes, LLC

Address: 231 Redwood Road

City/State/Zip: Kind of Prussia, PA 19406

Phone: 610-945-7860

Email: ryan@builtbycraft.com

Applicant's Representative: Debra A. Shulski, Esquire

Address: 717 Constitution Drive, Suite 201

City/State/Zip: Exton, PA 19341

Business Phone (required): 610-458-440

Business Email (required): debbie@rrhc.com

## Type of Review Requested:

*(Check All Appropriate Boxes)*

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

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

## Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

## Type of Submission:

- New Proposal
- Resubmission\*

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

## Zoning:

Existing District: LI, BR-2 & Residential Overlay

Special Exception Granted  Yes  No

Variance Granted  Yes  No For Pending Application

## Plan Information:

Tax Parcel Number(s) 5-00-020-009 & 05-00-02196-004

Location (address or frontage) 261 & 263 Elm Street

Nearest Cross Street \_\_\_\_\_

Total Tract Area +/- .45 acres

Total Tract Area Impacted By Development +/- .45 acres

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

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments	1	21		X		
Commercial						
Industrial						
Office						
Institutional						
Other						

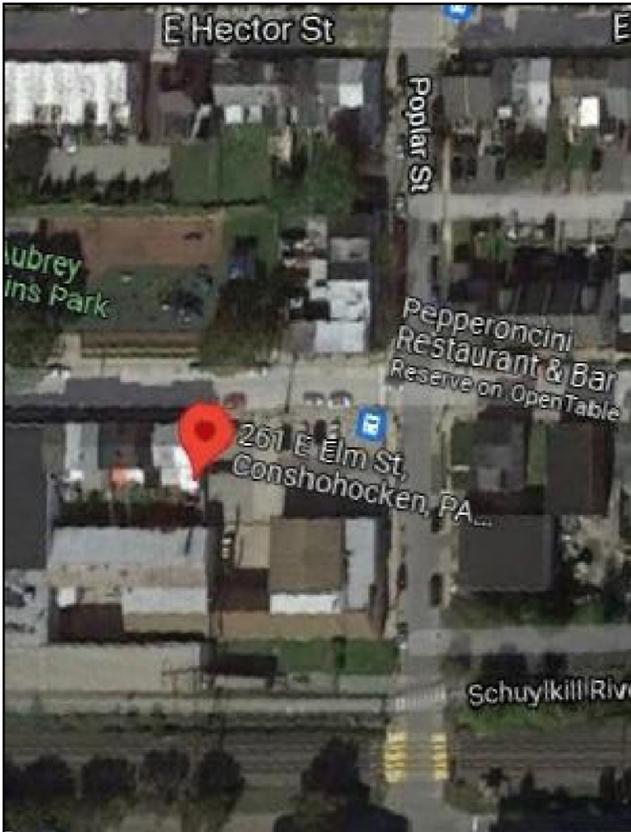
*\*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information: \_\_\_\_\_

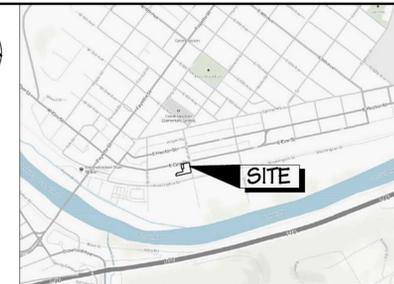
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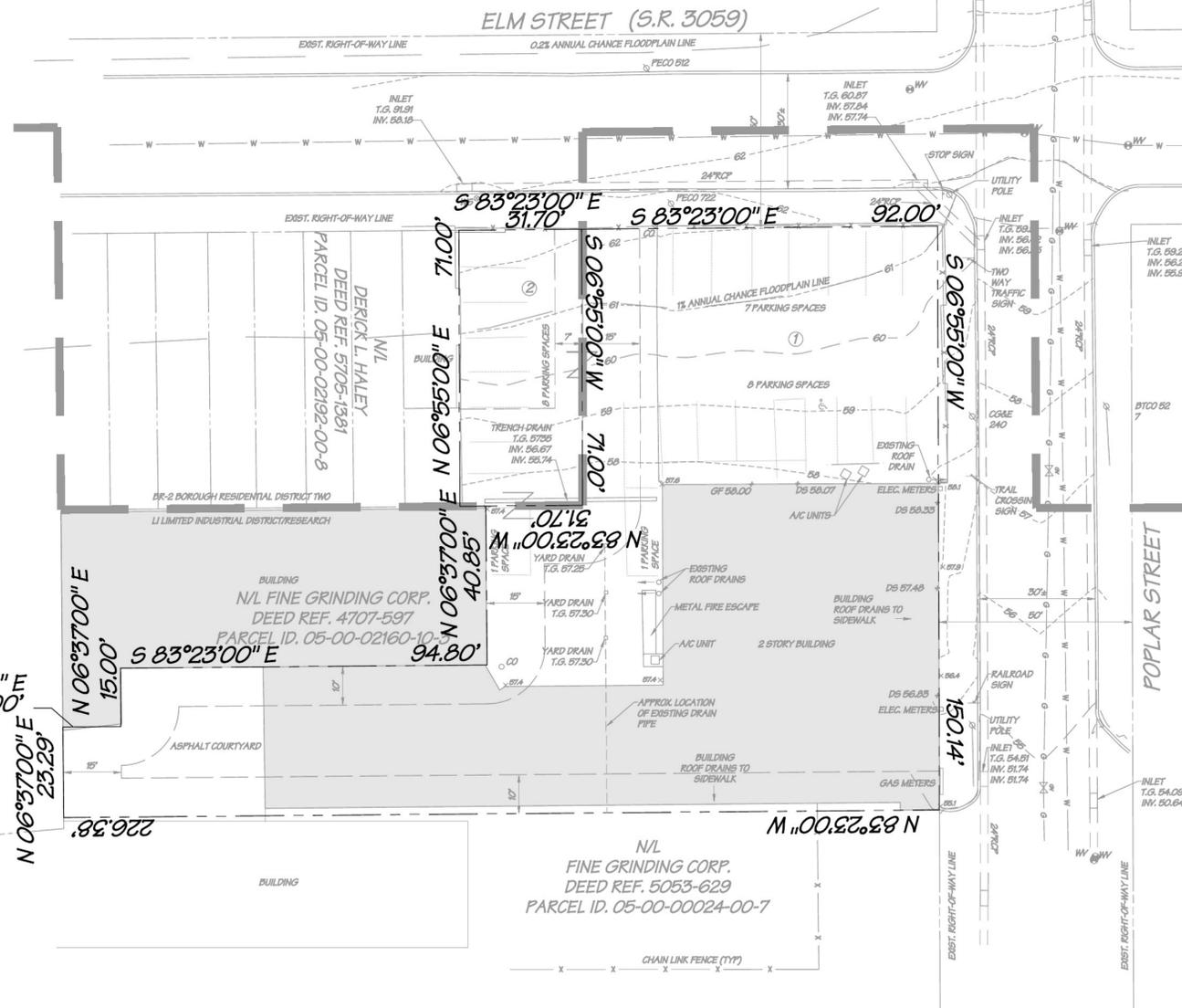
\_\_\_\_\_



AERIAL MAP  
SCALE 1:50'



LOCATION MAP  
NOT TO SCALE



**GENERAL NOTES**

- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON AUGUST 29, 2018.
- HORIZONTAL DATUM IS BASED ON DEED BEARINGS. VERTICAL DATUM IS REFERENCED TO NAVD83.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELL) WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELL).
- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELL) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELL DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELL SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELL HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
- FLOODPLAIN BOUNDARIES ARE PLOTTED FROM FEMA FLOOD INSURANCE RATE MAP NO. 4209IC0266G, REVISED 05/02/2016. SUBJECT PROPERTY PARTIALLY LIES WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN. FLOOD PLAIN BOUNDARY IS APPROXIMATE.
- REFERENCE IS MADE TO A PLAN ENTITLED "JOSEPH G. PROIETTO LAND SUBDIVISION PLAN", PREPARED BY JOHN L. DZIEDZYZNY INC., PLAN NO. 8226, DATED 01/22/1993, LAST REVISED 03/14/1993, AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE PLAN NO. 840 PAGE 191.

**ZONING REQUIREMENT**

	REQUIRED	EXISTING
<b>LI - LIMITED INDUSTRIAL DISTRICT</b>		
MIN. LOT AREA	N/A	19,735 S.F.
MIN. FRONT YARD SETBACK	25 FT.***	0 FT.
MIN. SIDE YARD SETBACK	10 FT.***	0 FT.
MIN. REAR YARD SETBACK	15 FT. (25 FT. RESIDENTIAL)****	20.6 FT.
MAX. BUILDING COVERAGE	50%	47.5%
MAX. IMPERVIOUS SURFACES	75%	96.0%*
* EXISTING NON-CONFORMING		
<b>BR-2 BOROUGH RESIDENTIAL DISTRICT TWO</b>		
MIN. LOT AREA	1,800 S.F.	2,250 S.F.
MIN. LOT WIDTH	15 FT.	31.7 FT.
MIN. FRONT YARD SETBACK	15 FT.***	N/A
MIN. SIDE YARD SETBACK	7 FT.****	N/A
MIN. REAR YARD SETBACK	25 FT.	N/A
MAX. BUILDING COVERAGE	40%	N/A
MAX. IMPERVIOUS SURFACES	50%	100%*
* EXISTING NON-CONFORMING		

\*\* EXCEPT WHERE A BUILDING LINE HAS BEEN ESTABLISHED, THEN THE BUILDING LINE OF THE MAJORITY OF THE BUILDINGS ON THAT SIDE OF THE BLOCK SHALL BE USED.  
 \*\*\* EXCEPT WHERE THE PROPERTY ADJOINS A RESIDENTIAL USE OR DISTRICT, THEN THE SETBACK SHALL BE INCREASED TO 15 FEET.  
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 \*\*\*\*\* 7 FT. FOR END UNITS, NOT MORE THAN 8 SINGLE FAMILY ATTACHED DWELLING UNITS PER SERIES SHALL BE PERMITTED.  
 REFER TO THE BOROUGH OF CONSHOHOCKEN ZONING ORDINANCE FOR COMPLETE TEXT OF ALL REGULATIONS.

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

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

**PROPERTY INFORMATION**

	DEED REF.	PARCEL ID.	SITE ADDRESS:
1	DEED REF. 8292-2291	PARCEL ID. 05-00-02200-00-9	261-263 E. ELM STREET
2	DEED REF. 8292-2291	PARCEL ID. 05-00-02196-00-4	CONSHOHOCKEN, PA 19426

**IMPERVIOUS COVERAGE**

	EXISTING	
1 BUILDING	8,248 S.F.	47.5%
2 ASPHALT/CONCRETE	10,024 S.F.	50.7%
3 ASPHALT	2,260 S.F.	100.0%
OVERALL TOTAL	20,532 S.F.	



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-948-7763. NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA ACT 702 (1988) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

OSHA 1926.65 SPECIAL EXCAVATION REQUIREMENTS (A) PRIOR TO OPENING AN EXCAVATION, SURVEY SHALL BE MADE TO DETERMINE EXISTING UTILITIES. (B) UTILITIES SHALL BE SHOWN BY SURFACE MARKING. (C) UTILITIES SHALL BE SHOWN BY SURFACE MARKING. (D) UTILITIES SHALL BE SHOWN BY SURFACE MARKING. (E) UTILITIES SHALL BE SHOWN BY SURFACE MARKING.

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

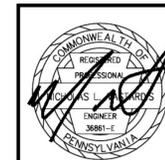
**LEGEND**

- 60 --- EXIST. 5' CONTOURS
- 60 --- EXIST. 1' CONTOURS
- 60 --- EXIST. BOUNDARY LINE
- 60 --- EXIST. RIGHT-OF-WAY
- 60 --- EXIST. BUILDING SETBACK LINE
- 60 --- EXIST. FLOODPLAIN BOUNDARY
- W --- EXIST. WATER LINE
- G --- EXIST. UNDERGROUND GAS LINE
- S --- EXIST. SANITARY SEWER LINE
- OHE --- EXIST. OVERHEAD ELECTRIC LINE
- X 57.4 --- EXIST. SPOT ELEVATION
- X DS 58.07 --- EXIST. DOOR SILL ELEVATION
- WS --- EXIST. WATER SERVICE
- WV --- EXIST. WATER VALVE
- SM --- EXIST. SANITARY MANHOLE
- CO --- EXIST. CLEANOUT
- U --- EXIST. UTILITY POLE
- Z --- ZONING DISTRICT BOUNDARY LINE

**SHEET INDEX**

- EXISTING CONDITIONS PLAN SHEET 1
- DEMOLITION PLAN SHEET 2
- PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SHEET 3
- GRADING AND UTILITY PLAN SHEET 4
- EROSION AND SEDIMENTATION CONTROL PLAN SHEET 5
- DETAIL SHEET 1 SHEET 6
- DETAIL SHEET 2 SHEET 7
- LANDSCAPE AND LIGHTING PLAN SHEET 8

\* TO BE RECORDED



NICHOLAS L. VASTARDIS, P.E.

NUM.	DATE	REVISION
3	10-23-21	REVISED PER TOWNSHIP CONSULTANTS REVIEW LETTERS
2	09-20-21	REVISED PER TOWNSHIP CONSULTANTS REVIEW LETTERS
1	12-09-20	ADDITIONAL INFORMATION ADDED PER BOROUGH REQUEST

**VASTARDIS**  
CONSULTING ENGINEERS, LLC

29 Harvey Lane | Mahan, PA 18296 | Ph: 610.644.9665 | Fax: 610.644.3789 | Email: vcell@vaston.com

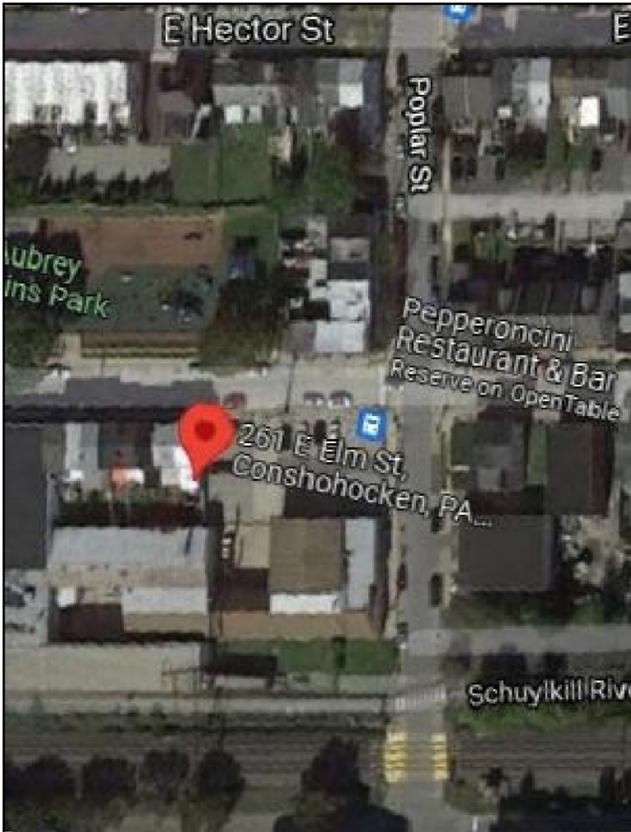
PLAN PREPARED FOR:

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

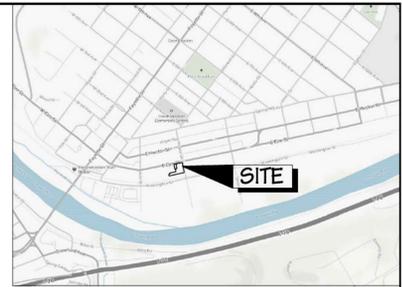
BOROUGH OF CONSHOHOCKEN      MONTGOMERY COUNTY      PENNSYLVANIA

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

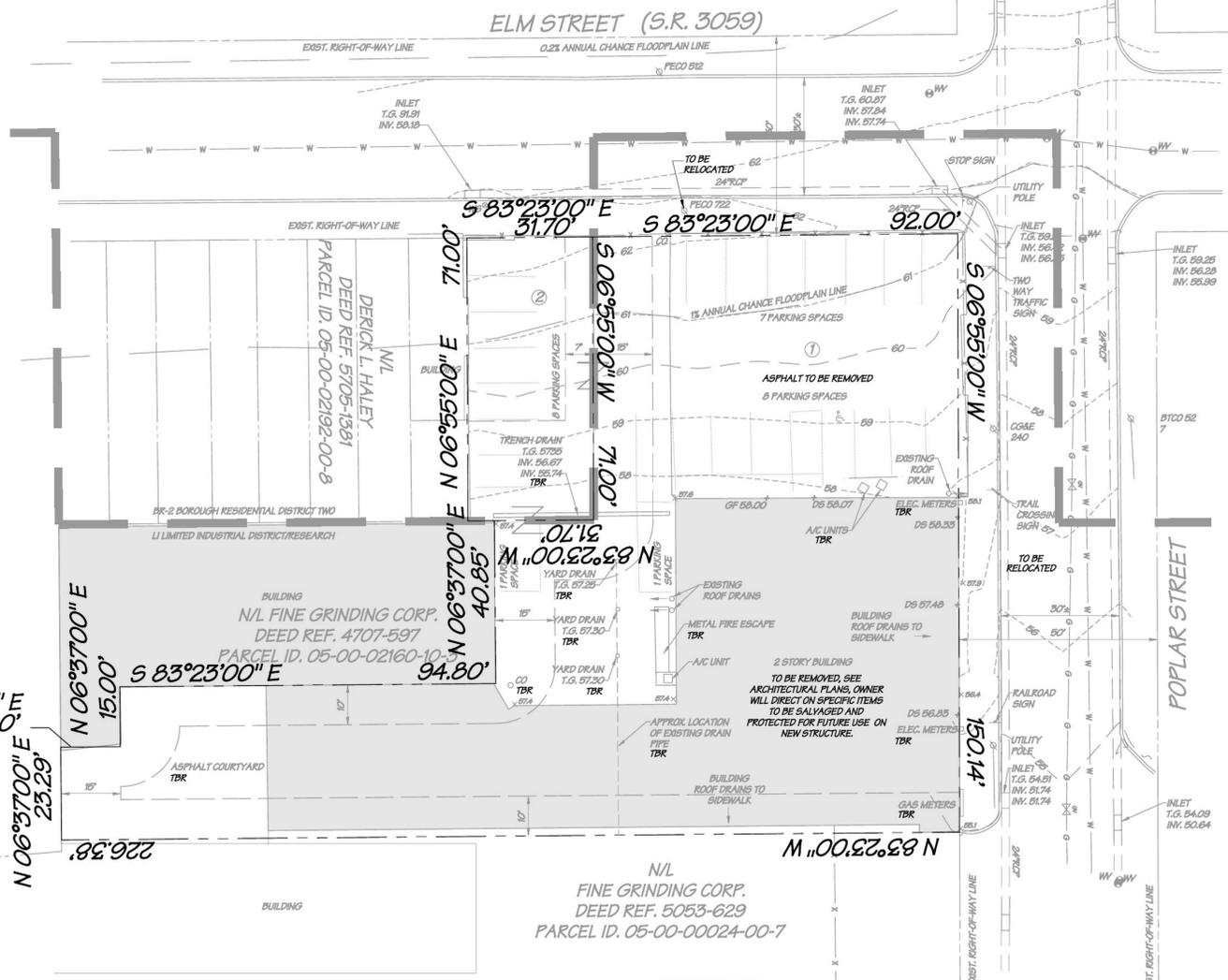
**SHEET 1**  
OF 8



AERIAL MAP  
SCALE 1:50'



LOCATION MAP  
NOT TO SCALE



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	REQUIRED	EXISTING
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MIN. LOT AREA	N/A	19,785 S.F.
MIN. FRONT YARD SETBACK	25 FT.***	0 FT.
MIN. SIDE YARD SETBACK	10 FT.***	0 FT.
MIN. REAR YARD SETBACK	15 FT. (25 FT. RESIDENTIAL)****	20.6 FT.
MAX. BUILDING COVERAGE	50%	47.5%
MAX. IMPERVIOUS SURFACES	75%	96.0%*
* EXISTING NON-CONFORMING		
<b>BR-2 BOROUGH RESIDENTIAL DISTRICT TWO</b>		
MIN. LOT AREA	1,800 S.F.	2,250 S.F.
MIN. LOT WIDTH	15 FT.	31.7 FT.
MIN. FRONT YARD SETBACK	15 FT.***	N/A
MIN. SIDE YARD SETBACK	7 FT.****	N/A
MIN. REAR YARD SETBACK	25 FT.	N/A
MAX. BUILDING COVERAGE	40%	N/A
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②	DEED REF. 8292-2291	PARCEL ID. 05-00-02196-00-4	

**IMPERVIOUS COVERAGE**

	EXISTING	
① BUILDING	8,248 S.F.	47.5%
ASPHALT/CONCRETE	10,224 S.F.	50.7%
TOTAL	18,472 S.F.	
② ASPHALT	2,250 S.F.	100.0%
OVERALL TOTAL	21,722 S.F.	



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 800-942-7768. NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA ACT 772 (1986) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

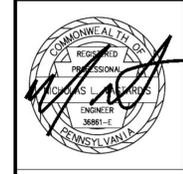
OSHA 1926.950 SPECIAL EXCAVATION REQUIREMENTS (A) PRIOR TO OPENING AN EXCAVATION, SURVEY SHALL BE MADE TO DETERMINE EXISTING UTILITIES AND RECORD THEM. (B) BEFORE EXCAVATION BEGINS, THE LOCATION OF ALL UTILITIES SHALL BE RECORDED. (C) THE LOCATION OF ALL UTILITIES SHALL BE RECORDED AND MARKED WITH SURFACE INDICATORS. (D) THE LOCATION OF ALL UTILITIES SHALL BE RECORDED AND MARKED WITH SURFACE INDICATORS. (E) THE LOCATION OF ALL UTILITIES SHALL BE RECORDED AND MARKED WITH SURFACE INDICATORS.

OUTSIDE PENNA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-529-7100

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

**LEGEND**

---	EXIST. 5' CONTOURS
---	EXIST. 1' CONTOURS
---	EXIST. BOUNDARY LINE
---	EXIST. RIGHT-OF-WAY
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CD	EXIST. CLEANOUT
UP	EXIST. UTILITY POLE
---	ZONING DISTRICT BOUNDARY LINE



NICHOLAS L. VASTARDIS, P.E.

**VASTARDIS**  
CONSULTING ENGINEERS, LLC

29 Harvey Lane | Mahan, PA 18926 | Ph: 610.644.9665 | Fax: 610.644.3789 | Email: vcell@vce.com

PLAN PREPARED FOR:

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

BOROUGH OF CONSHOHOCKEN      MONTGOMERY COUNTY      PENNSYLVANIA

**DEMOLITION PLAN**

NUM.	DATE	REVISION
3	10-23-21	REVISED PER TOWNSHIP CONSULTANTS REVIEW LETTERS
2	09-20-21	REVISED PER TOWNSHIP CONSULTANTS REVIEW LETTERS
1	12-09-20	ADDITIONAL INFORMATION ADDED PER BOROUGH REQUEST

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

**SHEET 2 OF 8**

**CONDITIONAL USE ORDER:**  
 AND NOW, THIS 2ND DAY OF JUNE 2, 2021, THE BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN GRANTS THE REQUESTED CONDITIONAL USE PURSUANT TO § 27-1901-B AND § 27-1903-B-11 TO PERMIT 21 MODERN MULTIFAMILY HOUSING UNITS WITH A BUILDING HEIGHT OF 45 FEET ON THE EAST ELM STREET SIDE OF THE BUILDING, SUBJECT TO THE FOLLOWING CONDITIONS:

1. APPLICANT SHALL OBTAIN THE APPROVAL OF THE BOROUGH ENGINEER FOR THE TRAFFIC FLOW IN AND OUT OF THE PROJECT.
2. APPLICANT SHALL PERFORM A TRAFFIC ANALYSIS WITHIN 6 MONTHS OF 75% OCCUPANCY. THE TRAFFIC ANALYSIS SHALL BE BASED ON ACTUAL TRAFFIC COUNTS GENERATED BY THE PROJECT AND ON THE ACTUAL TRAFFIC ON SURROUNDING ROADWAYS. APPLICANT SHALL SUBMIT SUCH INFORMATION AS PART OF THE ANALYSIS AS REQUIRED BY THE BOROUGH'S TRAFFIC ENGINEER TO CONFIRM THE APPROPRIATE TRAFFIC FLOW IN, OUT OF, AND THROUGH THE PROJECT, AS PART OF THIS CONDITION. APPLICANT SHALL NOT BE REQUIRED TO MAKE STRUCTURAL CHANGES TO THE PROJECT. APPLICANT SHALL POST FINANCIAL SECURITY IN THE AMOUNT OF \$75,000.00, AS PART OF ITS OVERALL FINANCIAL SECURITY FOR THE PROJECT'S PUBLIC IMPROVEMENTS, AS SECURITY FOR THE COST OF THE TRAFFIC ANALYSIS AND POTENTIAL MODIFICATIONS (E.G., TO THE TRAFFIC FLOW IN, OUT OF AND THROUGH THE PROJECT). ANY MODIFICATIONS/IMPROVEMENTS NECESSITATED BY THE TRAFFIC ANALYSIS SHALL BE COMPLETED BEFORE FINAL RELEASE OF THE FINANCIAL SECURITY FOR THE PROJECT.
3. APPLICANT SHALL PROVIDE PLANTINGS, PLANTERS, OR OTHER LANDSCAPING ELEMENTS AROUND THE PERIMETER OF THE PROJECT TO THE SATISFACTION OF THE BOROUGH.
4. APPLICANT SHALL PROVIDE LIGHTING TO THE SATISFACTION OF THE BOROUGH, TO IMPROVE PEDESTRIAN VISIBILITY AROUND THE PERIMETER OF THE PROJECT.
5. APPLICANT SHALL OBTAIN THE APPROVAL OF THE BOROUGH FIRE MARSHAL AND EMERGENCY MANAGEMENT COORDINATOR FOR THE PROPOSED EMERGENCY INGRESS AND EGRESS TO, FROM, AND THROUGHOUT THE SITE. THIS APPROVAL SHALL SPECIFICALLY INCLUDE THE INGRESS AND EGRESS TO AND THROUGH THE PROPOSED GRASS LANDSCAPED COURTYARD.
6. CONSTRUCTION OF THE PROJECT SHALL SUBSTANTIALLY COMPLY WITH THE REPRESENTATIONS MADE BY THE APPLICANT IN ITS APPLICATION AND AT THE HEARING IN THIS MATTER, INCLUDING WITH THE MATERIALS SUBMITTED WITH APPLICANT'S APPLICATION AND THE TESTIMONY AND EXHIBITS INTRODUCED AT THE HEARING. SUBSTANTIAL COMPLIANCE SHALL INCLUDE SUBSTANTIAL COMPLIANCE WITH THE ARCHITECTURAL RENDERINGS ACCEPTED INTO EVIDENCE AS EXHIBIT "A-6", ATTACHED HERETO.
7. APPLICANT SHALL PRE-WIRE THE PARKING SPACES FOR THE PROJECT TO ACCOMMODATE THE INSTALLATION OF ELECTRIC CAR CHARGING STATIONS.
8. APPLICANT SHALL PRE-WIRE AND OTHERWISE DESIGN THE PARKING AREA FOR THE PROJECT TO ACCOMMODATE SCISSOR PARKING LIFTS UNDERNEATH THE BUILDING.
9. APPLICANT SHALL OBTAIN, AND SHALL COMPLY WITH ALL CONDITIONS OF, THE RELIEF ASSOCIATED WITH ITS PENDING ZIB APPLICATION.

THIS DECISION MAY BE APPEALED TO THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY WITHIN 30 DAYS OF THE DATE OF MAILING.

BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN  
 Colleen Leonard  
 COLLEEN LEONARD  
 PRESIDENT

ATTY: Stephen Boer  
 (Seal)

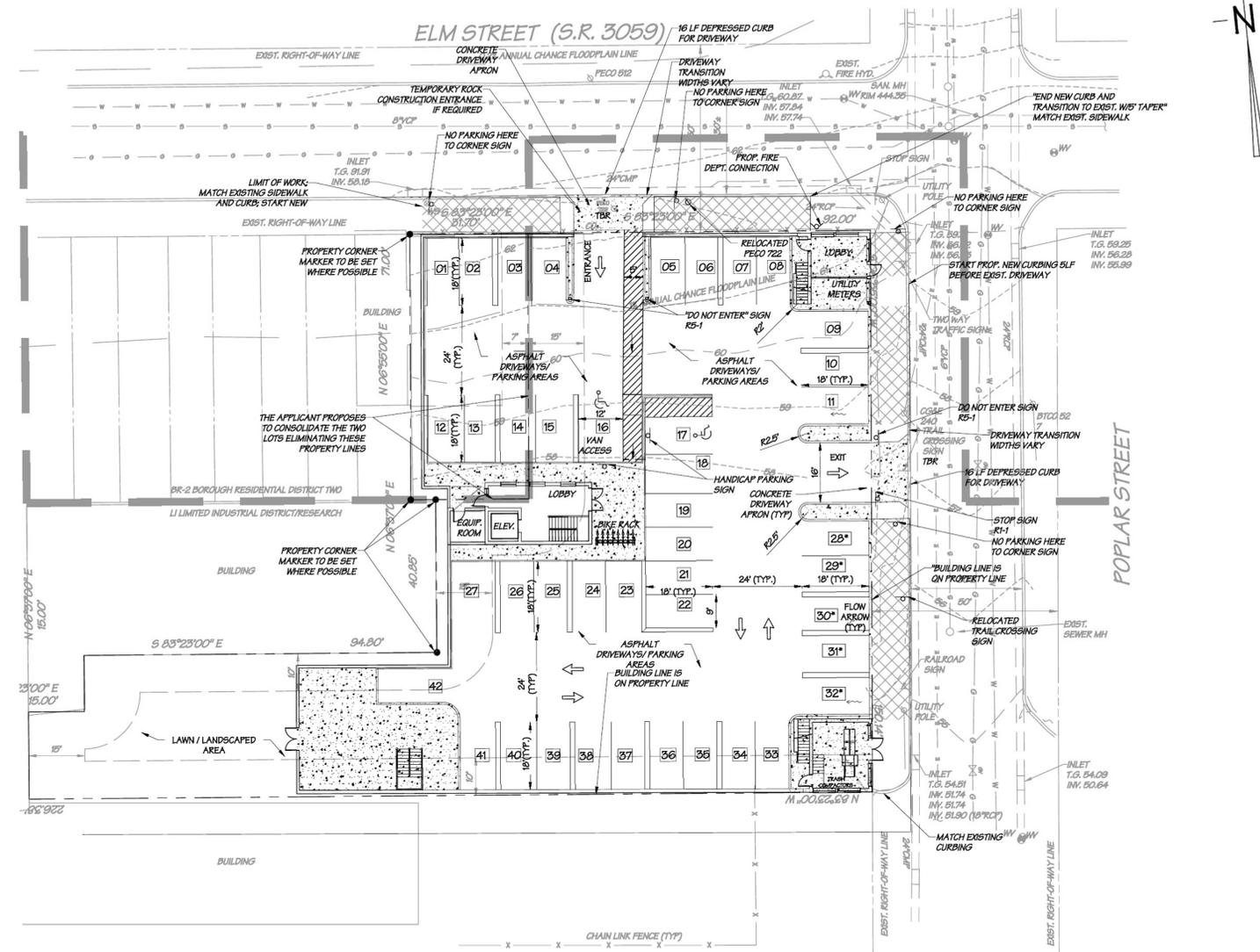
**ZONING RELIEF**  
 ON JULY 19, 2021, THE BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD GRANTED APPROVAL OF THE FOLLOWING REQUESTED VARIANCES:

- 27-174-A.1A IN ORDER TO ALTER AN EXISTING BUILDING AND CONSTRUCT A NEW BUILDING IN THE 100-YEAR FLOOD PLAIN.
- 27-1903-B.2 TO EXCEED THE ALLOWABLE MAXIMUM PERMITTED DWELLING UNIT DENSITY OF 35 UNITS PER ACRE.
- 27-1903-B.3.A-C TO PROVIDE RELIEF FROM THE DISTRICT'S FRONT, SIDE, AND REAR YARD SETBACK STANDARDS.
- 27-1903-B.4 TO EXCEED THE ALLOWABLE MAXIMUM BUILDING COVERAGE OF 40%.
- 27-1903-B.6 TO ALLOW THE PROPOSED PARKING SETBACK TO BE LESS THAN THE MINIMUM 10' SETBACK FROM PROPERTY LINES.
- 27-1903-B.9 TO ALLOW FOR THE PARKING TO BE LOCATED UNDER THE BUILDING RATHER THAN THE REAR YARD OF THE PARCEL.
- 27-1903-B.11 TO ALLOW THE BUILDING HEIGHT TO EXCEED THE PERMITTED 36-FOOT HEIGHT.
- 27-1903-B.12 TO DEVELOP A PARCEL THAT DOES NOT COMPLY WITH THE MINIMUM TRACT AREA FOR THE DISTRICT.
- 27-1904-B.1-5 TO PROVIDE PARTIAL RELIEF FROM THE SCREENING, BUFFERING, AND STREET TREE REGULATIONS OF THE ORDINANCE.
- 27-2007-F.1-3 TO PROVIDE RELIEF FROM THE REQUIRED BUFFER STRIP.
- 27-2007-H TO PROVIDE RELIEF FROM THE REQUIRED CURBED PLANTING STRIPS.
- 7-2007-J TO PROVIDE RELIEF FROM THE REQUIREMENT OF PROVIDING SHADE TREES WITHIN PARKING AREAS.
- 27-820-C-F TO PROVIDE RELIEF FROM THE LARGE TRUCK COLLECTION ACCESS AND SETBACK REQUIREMENTS AS LISTED IN THE ORDINANCE.
- 27-1404-A-A-C TO PROVIDE PARTIAL RELIEF FROM THE REQUIREMENTS OF SHADE TREES ALONG PUBLIC STREETS, LANDSCAPING OF THE FRONT YARDS ADJOINING RESIDENTIAL DISTRICTS, SIDE AND/OR REAR YARD BUFFERS WHEN ADJOINING RESIDENTIAL DISTRICTS.
- 27-1102 TO PERMIT RELIEF FROM THE DIVISIONAL STANDARDS OF THE BR-2 BOROUGH RESIDENTIAL DISTRICT TWO.
- 27-1102 IF NECESSARY TO PERMIT THE PROPOSED MULTI-FAMILY BUILDING.

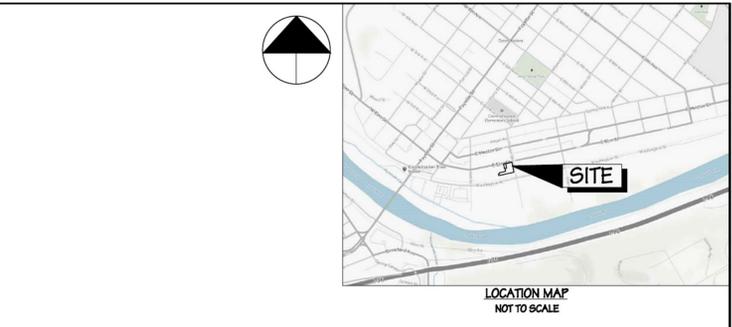
**LEGEND**

- 80' EXIST. 5' CONTOURS
- 80' EXIST. 1' CONTOURS
- 80' EXIST. BOUNDARY LINE
- 80' EXIST. RIGHT-OF-WAY
- 80' EXIST. BUILDING SETBACK LINE
- 80' EXIST. FLOODPLAIN BOUNDARY
- 80' EXIST. WATER LINE
- 80' EXIST. UNDERGROUND GAS LINE
- 80' EXIST. SANITARY SEWER LINE
- 80' EXIST. OVERHEAD ELECTRIC LINE
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- 80' ZONING DISTRICT BOUNDARY LINE
- 80' LIMIT OF DISTURBANCE AT 45-55 FEET
- 80' PROP. SANITARY LINE
- 80' PROP. GAS LINE
- 80' PROP. ELEC. LINE
- 80' PROP. WATER LINE
- 80' PROP. CONTOUR
- 80' PROP. SPOT ELEVATION
- 80' PROP. INLET

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



PROPERTY OWNER	EQUITABLE OWNER	RESIDENTIAL OVERLAY DISTRICT	REQUIRED	EXISTING	PROPOSED
JOHN J. STALEY SR., JOSEPH F. STALEY, & JOHN J. STALEY, JR. 224 FOX RUN ROAD KING OF PRUSSIA, PA 19406	CRAFT CUSTOM HOMES, LLC 841 E. HECTOR ST. CONSHOHOCKEN, PA 19406	MIN. TRACT AREA 1 AC	35 DWELLING/AC.	35 DWELLING/AC.	21 UNITS
<b>PROPERTY INFORMATION</b>	<b>SITE ADDRESS:</b> 261-263 E. ELM STREET CONSHOHOCKEN, PA 19428	MIN. FRONT YARD 30 FT.	0 FT.	0 FT.	0 FT.
1 DEED REF. 5292-2291 PARCEL ID. 05-00-02200-00-9	<b>NOTES:</b> APPLICANT IS PROPOSING 21-2 BEDROOM CONDOMINIUM UNITS WITH 2 PARKING SPACES PER UNIT PROVIDED.	MIN. SIDE YARD 10 FT. (EACH)	0 FT.	0 FT.	0 FT.
2 DEED REF. 5292-2291 PARCEL ID. 05-00-02196-00-4		MIN. REAR YARD 30 FT.	0 FT.	0 FT.	0 FT.
		MAX. BUILDING COVERAGE 50%	47.5%	86%	86.5%
		MAX. IMPERVIOUS SURFACES * EXISTING NON-CONFORMING	75%	98.0%	98.5%
		MIN. FRONT YARD SETBACK 1,800 S.F.	1,800 S.F.	1,800 S.F.	1,800 S.F.
		MIN. LOT WIDTH 19 FT.	19 FT.	19 FT.	19 FT.
		MIN. FRONT YARD SETBACK 15 FT.	15 FT.	15 FT.	15 FT.
		MIN. SIDE YARD SETBACK 7 FT.	N/A	1 FT.	1 FT.
		MIN. REAR YARD SETBACK 25 FT.	N/A	0 FT.	0 FT.
		MAX. BUILDING COVERAGE 40%	N/A	80%	80%
		MAX. IMPERVIOUS SURFACES * EXISTING NON-CONFORMING	60%	100%	100%
		MIN. LOT AREA 1,800 S.F.	1,800 S.F.	1,800 S.F.	1,800 S.F.
		MIN. LOT WIDTH 19 FT.	19 FT.	19 FT.	19 FT.
		MIN. FRONT YARD SETBACK 15 FT.	15 FT.	15 FT.	15 FT.
		MIN. SIDE YARD SETBACK 7 FT.	N/A	1 FT.	1 FT.
		MIN. REAR YARD SETBACK 25 FT.	N/A	0 FT.	0 FT.
		MAX. BUILDING COVERAGE 40%	N/A	80%	80%
		MAX. IMPERVIOUS SURFACES * EXISTING NON-CONFORMING	60%	100%	100%
		MIN. LOT AREA 1,800 S.F.	1,800 S.F.	1,800 S.F.	1,800 S.F.
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		MIN. REAR YARD SETBACK 25 FT.	N/A	0 FT.	0 FT.
		MAX. BUILDING COVERAGE 40%	N/A	80%	80%
		MAX. IMPERVIOUS SURFACES * EXISTING NON-CONFORMING	60%	100%	100%



**BOROUGH APPROVAL**  
 APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 COUNCIL SECRETARY \_\_\_\_\_ COUNCIL PRESIDENT \_\_\_\_\_  
 DATE \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT OF INTENT**  
 CRAFT CUSTOM HOMES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY HAS LAID OUT UPON ITS LAND SITUATE IN BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN IMPROVEMENTS ACCORDING TO ACCOMPANYING PLAN AND DESIRES THAT THE PLAN BE RECORDED AS SUCH ACCORDING TO LAW.  
 CRAFT CUSTOM HOMES, LLC  
 BY: \_\_\_\_\_ RYAN ALEXAKI, MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

**COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY**  
 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC, IN AND FOR THE COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED RYAN ALEXAKI, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF CRAFT CUSTOM HOMES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND AS SUCH MEMBER BEING AUTHORIZED TO DO SO EXECUTED THE PLAN FOR THE PURPOSES CONTAINED HEREIN.  
 NOTARY PUBLIC \_\_\_\_\_ (SEAL)  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
**BOROUGH ENGINEER'S CERTIFICATION:**  
 REVIEWED BY THE BOROUGH OF CONSHOHOCKEN ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
**SURVEYOR'S CERTIFICATE, BOUNDARY AND TOPOGRAPHY**  
 THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND CRESCENT DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1/10,000 OR BETTER.  
 SEAL \_\_\_\_\_ PL'S \_\_\_\_\_ DATE \_\_\_\_\_  
 SU # \_\_\_\_\_  
**RECORDER OF DEEDS**  
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK \_\_\_\_\_, PAGE NUMBER \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 M/C/P NO. \_\_\_\_\_  
 PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.  
 CERTIFIED THIS DATE \_\_\_\_\_ FOR THE DIRECTOR \_\_\_\_\_  
 MONTGOMERY COUNTY PLANNING COMMISSION

**WAVES REQUESTS**  
 THE APPLICANT RESPECTIVELY REQUESTS THE WIVERS AS PART OF THIS PROJECT:

- 22-306 A(1) EXISTING FEATURES WITHIN 100 FT; PROVIDING AERIAL MAP.
- 22-306 B(1) ONE SUBMISSION FOR PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL.
- 22-403 (PARTIAL) CORNER SIGN DISTANCE TRIANGLE OF 60 FT.
- 22-404.2 A PROPOSED DRIVEWAY AND DRIVEWAY CURB CUT WITHIN FRONT YARD SETBACKS.
- 22-404.2 G & J TO REDUCE THE MINIMUM 20' WIDE DRIVEWAY WIDTH TO A PROPOSED ONE-WAY WIDTH OF 16'.
- 22-404.3 G CURB RADIUS LESS THAN 4' RADIUS.
- 22-404.3 F TO PERMIT THE USE OF POROUS PAVERS AND THE SILVA CELL SYSTEM IN LIEU OF CONCRETE FOR THE SIDEWALKS ALONG THE STREET FRONTAGES.
- 22-408.2 TO PERMIT PROPOSED GRADING WITHIN 5 FEET OF THE PROPERTY LINES.
- 22-421 A (PARTIAL) TO LOCATE THE TREES WITHIN THE R.O.W.
- 22-421 B MULTI-FAMILY DEVELOPMENT SCREENING.
- 22-421 C PEDESTRIAN LIGHTING PROVIDED ALONG BOTH SIDES OF PUBLIC STREETS WHERE SIDEWALK EXISTS.

**PARKING REQUIREMENTS**  
 REQUIRED OFF-STREET PARKING REQUIREMENT IS 2 SPACES PER DWELLING UNIT.  
 21 DWELLING UNITS PLANNED, THEREFORE 21x2=42 SPACES ARE REQUIRED AND 42 SPACES ARE PROVIDED.  
 CURRENT PARKING COUNT = 25 SPACES  
 PROPOSED PARKING COUNT = 42 SPACES PLUS 5 CAR LIFTS  
 \*DENOTES SPACE W/ LIFT  
 PARKING STALLS 1 THROUGH 4, 12 THROUGH 15, 23 THROUGH 27, AND 37 THROUGH 42 WILL BE ASSIGNED SPACES

**NOTES:**  
 THE BUILDING ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTERS AND BENCHES PLACED WITHIN THE RIGHT-OF-WAY

**LEGEND**

- 80' EXIST. 5' CONTOURS
- 80' EXIST. 1' CONTOURS
- 80' EXIST. BOUNDARY LINE
- 80' EXIST. RIGHT-OF-WAY
- 80' EXIST. BUILDING SETBACK LINE
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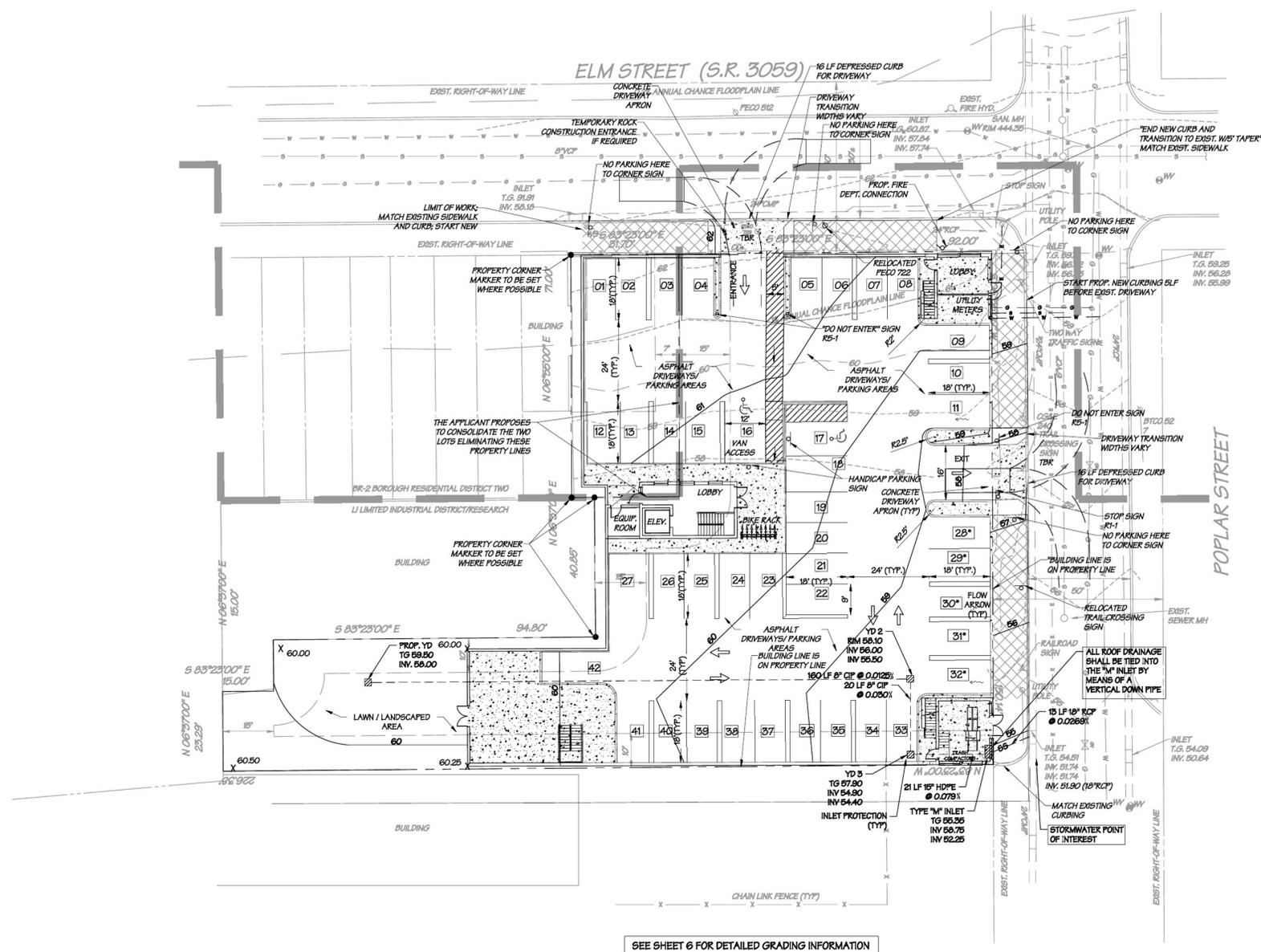
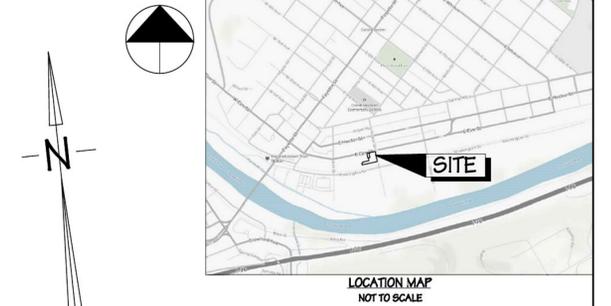
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**VASTARDIS CONSULTING ENGINEERS, LLC**  
 29 Harvey Lane | Mahan, PA 19266 | P: 610.644.5789 | F: 610.644.5788 | Email: v@vastardis.com

**CRAFT CUSTOM HOMES, LLC**  
 261-263 E. ELM STREET  
 BOROUGH OF CONSHOHOCKEN MONTGOMERY COUNTY PENNSYLVANIA

**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

**SHEET 3 OF 8**



SEE SHEET 6 FOR DETAILED GRADING INFORMATION

- GENERAL NOTES**
- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED BY BIEBER LAND SURVEYING, LLC. ON AUGUST 28, 2018.
  - HORIZONTAL BEARINGS ARE ASSUMED FROM AZIMUTH READINGS. VERTICAL DATUM IS REFERENCED TO NAVD83.
  - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO) WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO).
  - THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO) MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLO DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLO SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLO HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
  - THIS PROPERTY IS LOCATED WITHIN THE FEMA DESIGNATED ZONE AND IS THEREFORE LOCATED WITHIN THE BOROUGH FLOOD PLAN CONSERVATION DISTRICT.
  - CONTRACTOR SHALL MAKE SURE ANY MUD, DIRT, OR DEBRIS THAT REACHES THIS OR ANY ADJOINING ROAD AS A RESULT OF THIS PROJECT WILL BE REMOVED IMMEDIATELY. SHOULD THIS BE INEFFECTIVE, A STABILIZED CONSTRUCTION ENTRANCE WILL BE NECESSARY.
  - CONTRACTOR MUST VERIFY THE DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK AS PER ACT 187. CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITY SERVICE AT LEAST 3 DAYS PRIOR TO ANY EXCAVATING, DEMOLITION, OR CONSTRUCTION.
  - SOME OF THE EXISTING FOUNDATION AND BUILDING WALLS ARE BEING USED FOR THE NEW PROPOSED BUILDING.
  - ALL NEW ELECTRICAL SERVICES SHALL BE UNDERGROUND.
  - THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE QUALITY AND CORRECTNESS OF COMPLETED WORK. THE PROPERTY OWNER MAY DESIGNATE A CONTRACTOR, CONSULTANT OR OTHER AGENT TO COORDINATE INSPECTIONS WITH THE BOROUGH. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL OUTSIDE CONSULTANT FEES INCURRED BY THE BOROUGH.
  - ANY COMPLETED WORK THAT DOES NOT COMPLY WITH APPLICABLE STANDARDS SUCH AS THE AMERICANS WITH DISABILITIES ACT (ADA), PENNDOT SPECIFICATIONS AND CONSTRUCTION STANDARDS, OR THE BOROUGH OF CONSHOHOCKEN TYPICAL DETAILS SHALL BE REMOVED AND REPLACED. PROPERTY OWNERS ARE ENCOURAGED TO WITHHOLD PAYMENT FOR WORK PERFORMED UNTIL ALL WORK AND RESTORATIONS ARE ACCEPTED BY THE BOROUGH IN WRITING.
  - THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE BOROUGH STORMWATER MANAGEMENT ORDINANCE. SPECIFICALLY, ALL WORK SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF IN ACCORDANCE WITH MONTGOMERY COUNTY CONSERVATION DISTRICT REQUIREMENTS. FAILURE TO INSTALL AND MAINTAIN ACCEPTABLE EROSION CONTROLS WILL RESULT IN WORK STOPPAGES AND FINES IN ACCORDANCE WITH THE BOROUGH ORDINANCE.
  - EROSION CONTROL INLET PROTECTION SHALL BE INSTALLED IN THE NEAREST DOWNSTREAM INLET OF ALL WORK SITES. PIPE TRENCHES SHALL BE PUMPED THROUGH A WATER FILTER BAG.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT. THE BOROUGH INSPECTOR WILL VERIFY THAT THE APPROPRIATE CONSTRUCTION DETAILS ARE BEING FOLLOWED AND THAT THE APPROPRIATE METHODS ARE BEING USED. THE BOROUGH INSPECTOR DOES NOT APPROVE ANY PHYSICAL PRODUCT UNTIL THE WORK IS COMPLETE. ANY PERCEIVED APPROVAL OF LAYOUT, FORMWORK, ETC., DOES NOT ABSOLVE THE CONTRACTOR FROM ENSURING THAT THE FINAL PRODUCT COMPLIES WITH ALL APPLICABLE STANDARDS.
  - THE OWNER IS RESPONSIBLE FOR REPLACING ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION AND WILL BE REPLACED AT NO COST TO THE BOROUGH.

**IMPERVIOUS COVERAGE**

	EXISTING	PROPOSED
1 BUILDING	9,343 S.F.	18,775 S.F.
ASPHALT/CONCRETE	10,024 S.F.	310 S.F.
2 ASPHALT	2,250 S.F.	
OVERALL TOTAL	21,617 S.F.	19,085 S.F.

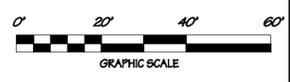
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CURRENT PARKING COUNT = 25 SPACES  
 PROPOSED PARKING COUNT = 42 SPACES  
 PLUS 5 CAR LIFTS

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

**SOILS INFO.**  
 U<sub>g</sub> - URBAN LAND - 0-8% SLOPES  
 WELL-DRAINED, 4-6 FEET THICK, COMPRISED OF SILTY CLAY LOAM.  
 TEXTURE: VARIES

**LIMITATIONS:**  
 DEPTH TO SEASONAL HIGH WATER TABLE - 6-24"  
 DEPTH TO BEDROCK - 20-30"  
 ROAD SUBGRADE - VARIABLE  
 ROAD FILL - VARIABLE  
 TOPSOIL - VARIABLE  
 HYDROLOGIC SOIL CLASSIFICATION - NA



- LEGEND**
- 82 --- EXIST. 5' CONTOURS
  - 84 --- EXIST. 1' CONTOURS
  - --- EXIST. BOUNDARY LINE
  - --- EXIST. RIGHT-OF-WAY
  - --- EXIST. BUILDING SETBACK LINE
  - --- EXIST. FLOODPLAIN BOUNDARY
  - W --- EXIST. WATER LINE
  - G --- EXIST. UNDERGROUND GAS LINE
  - S --- EXIST. SANITARY SEWER LINE
  - OHE --- EXIST. OVERHEAD ELECTRIC LINE
  - --- EXIST. WATER SERVICE
  - --- EXIST. WATER VALVE
  - --- EXIST. CLEANOUT
  - --- EXIST. UTILITY POLE
  - --- ZONING DISTRICT BOUNDARY LINE
  - L80 --- LIMIT OF DISTURBANCE
  - s --- PROP. SANITARY LINE
  - g --- PROP. GAS LINE
  - e --- PROP. ELEC. LINE
  - w --- PROP. WATER LINE
  - 60 --- PROP. CONTOUR
  - x600 --- PROP. SPOT ELEVATION
  - --- PROP. INLET



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-948-7775  
 NON-MEMBERS MUST BE CONTACTED DIRECTLY  
 PA ACT 702 (1988) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.  
 OSHA 1926.904 SPECIAL EXCAVATION REQUIREMENTS  
 (A) PRIOR TO OPENING AN EXCAVATION, INSPECTOR SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND UTILITIES ARE LOCATED IN THE PROPOSED EXCAVATION. ELECTRIC LINES, ETC., WILL BE IDENTIFIED, AND IF LOCATED IN THE EXCAVATION, APPROPRIATE PRECAUTIONS SHALL BE TAKEN. THE INFORMATION LOCATED SHALL BE IDENTIFIED AND MARKED IN A MANNER THAT IS EASILY IDENTIFIABLE. THE INFORMATION SHALL BE IDENTIFIED AND MARKED IN A MANNER THAT IS EASILY IDENTIFIABLE. THE INFORMATION SHALL BE IDENTIFIED AND MARKED IN A MANNER THAT IS EASILY IDENTIFIABLE.  
 OUTSIDE PENNA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-562-7100

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

NUM.	DATE	REVISION
3	10-23-21	REVISED PER TOWNSHIP CONSULTANT'S REVIEW LETTERS
2	08-20-21	REVISED PER TOWNSHIP CONSULTANT'S REVIEW LETTERS
1	12-09-20	ADDITIONAL INFORMATION ADDED PER BOROUGH REQUEST

**VASTARDIS**  
 CONSULTING ENGINEERS, LLC  
 29 Harvey Lane | Mahan, PA 15266 | Ph: 610.644.9665 | Fax: 610.644.3789 | Email: vcello@vastardis.com

PLAN PREPARED FOR:

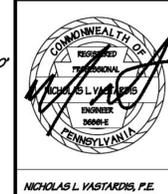
**CRAFT CUSTOM HOMES, LLC**  
 261-263 E. ELM STREET

BOROUGH OF CONSHOHOCKEN    MONTGOMERY COUNTY    PENNSYLVANIA

**GRADING AND UTILITY PLAN**

SHEET 4 OF 8

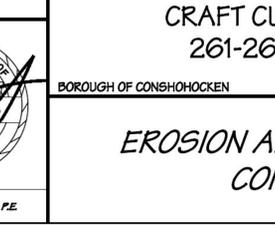
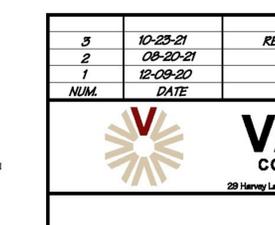
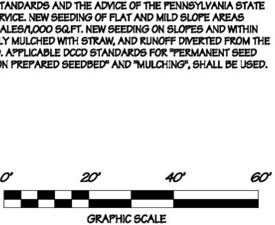
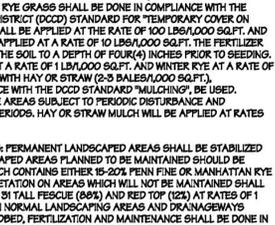
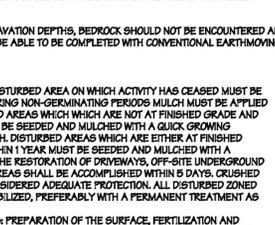
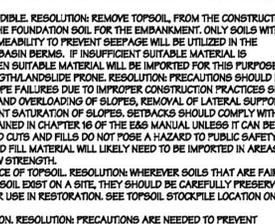
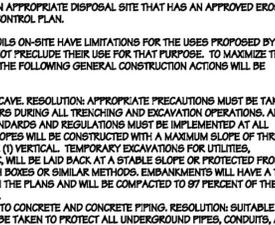
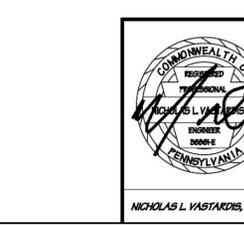
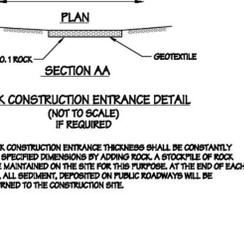
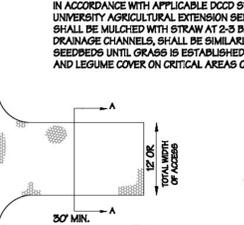
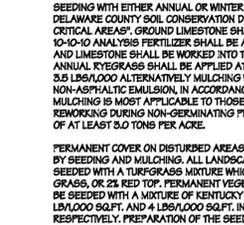
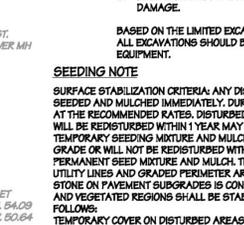
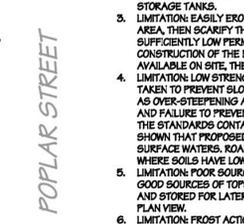
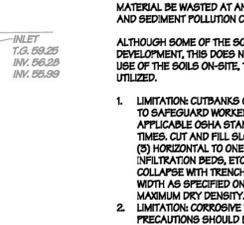
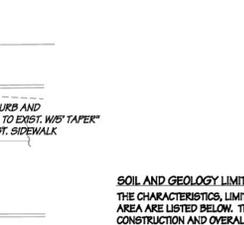
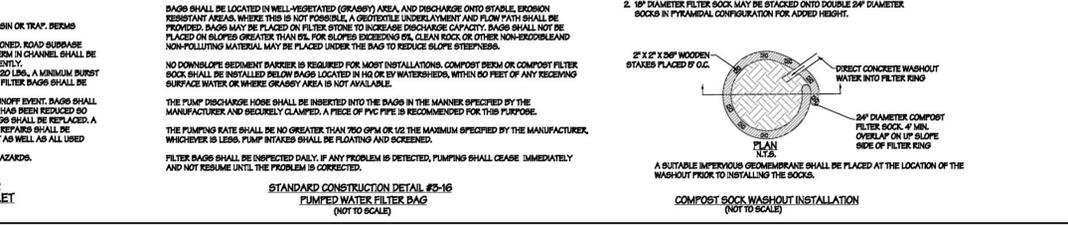
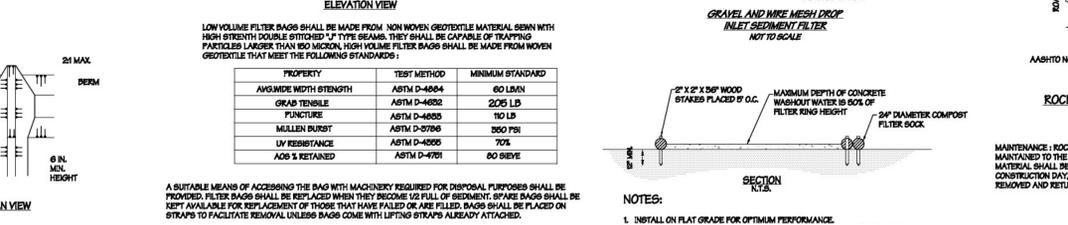
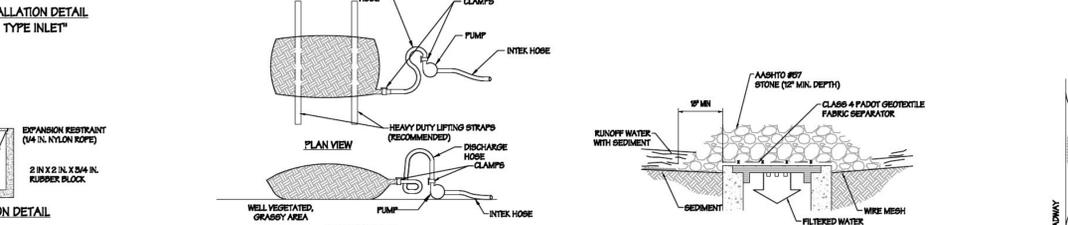
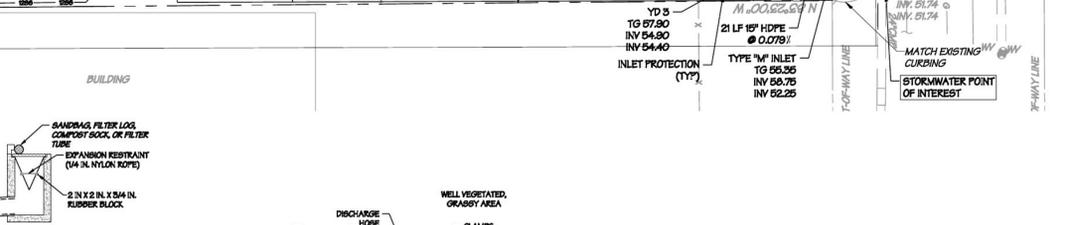
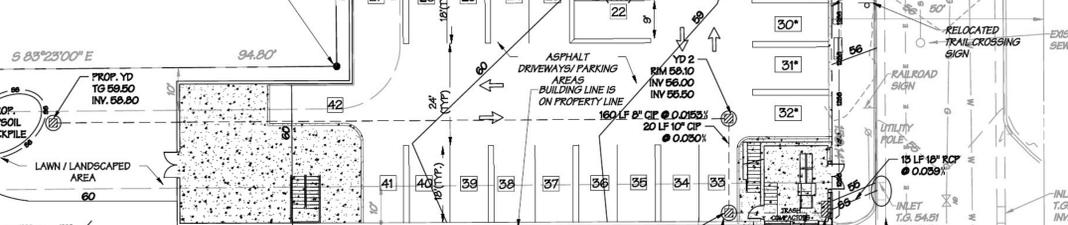
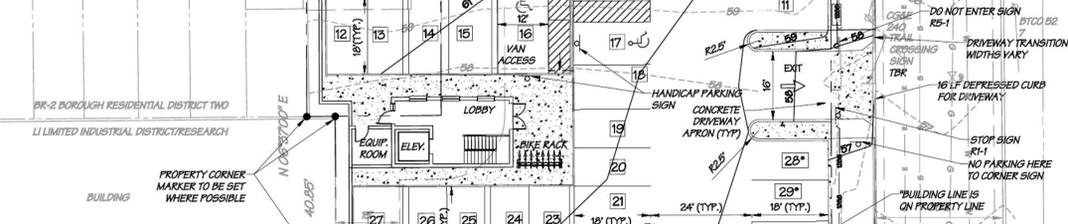
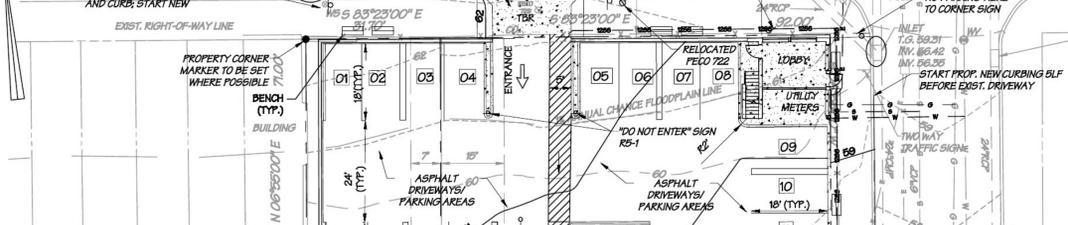
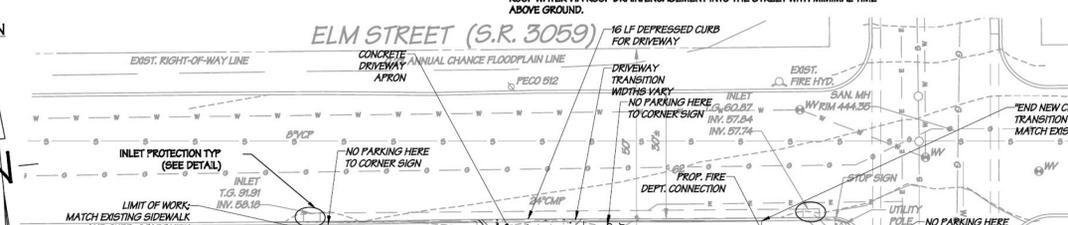
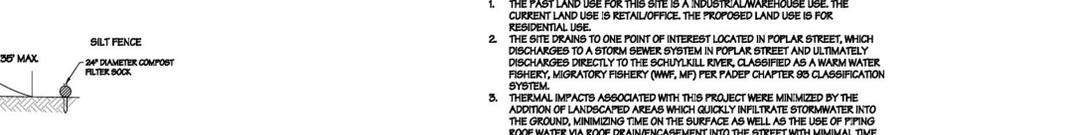
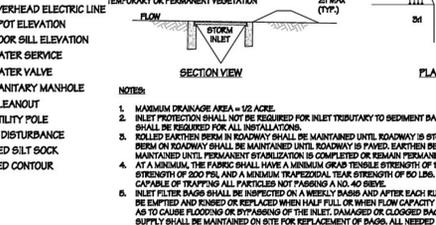
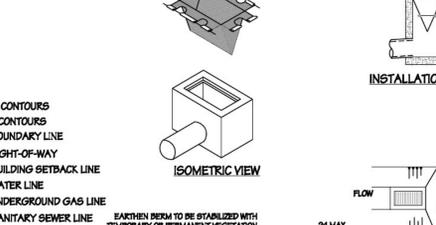
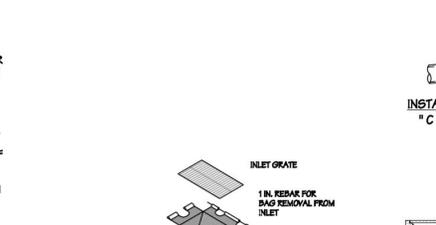
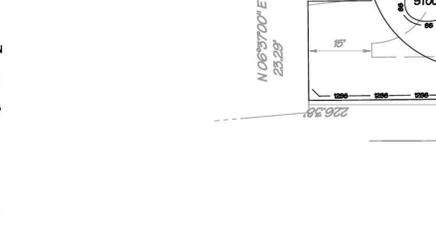
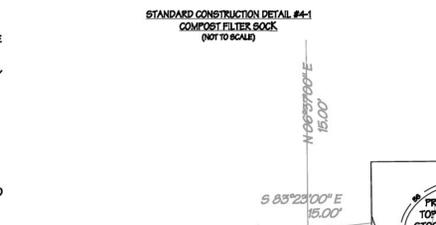
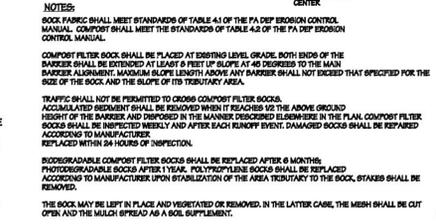
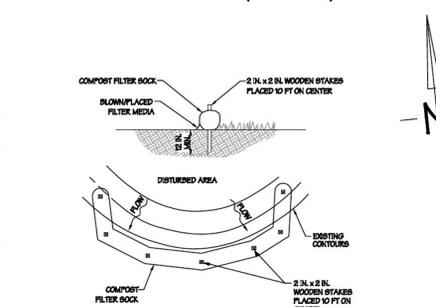
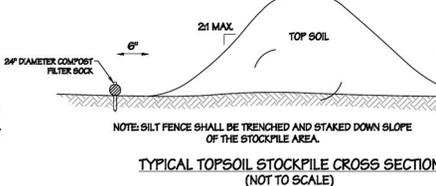
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DATE	11-25-20
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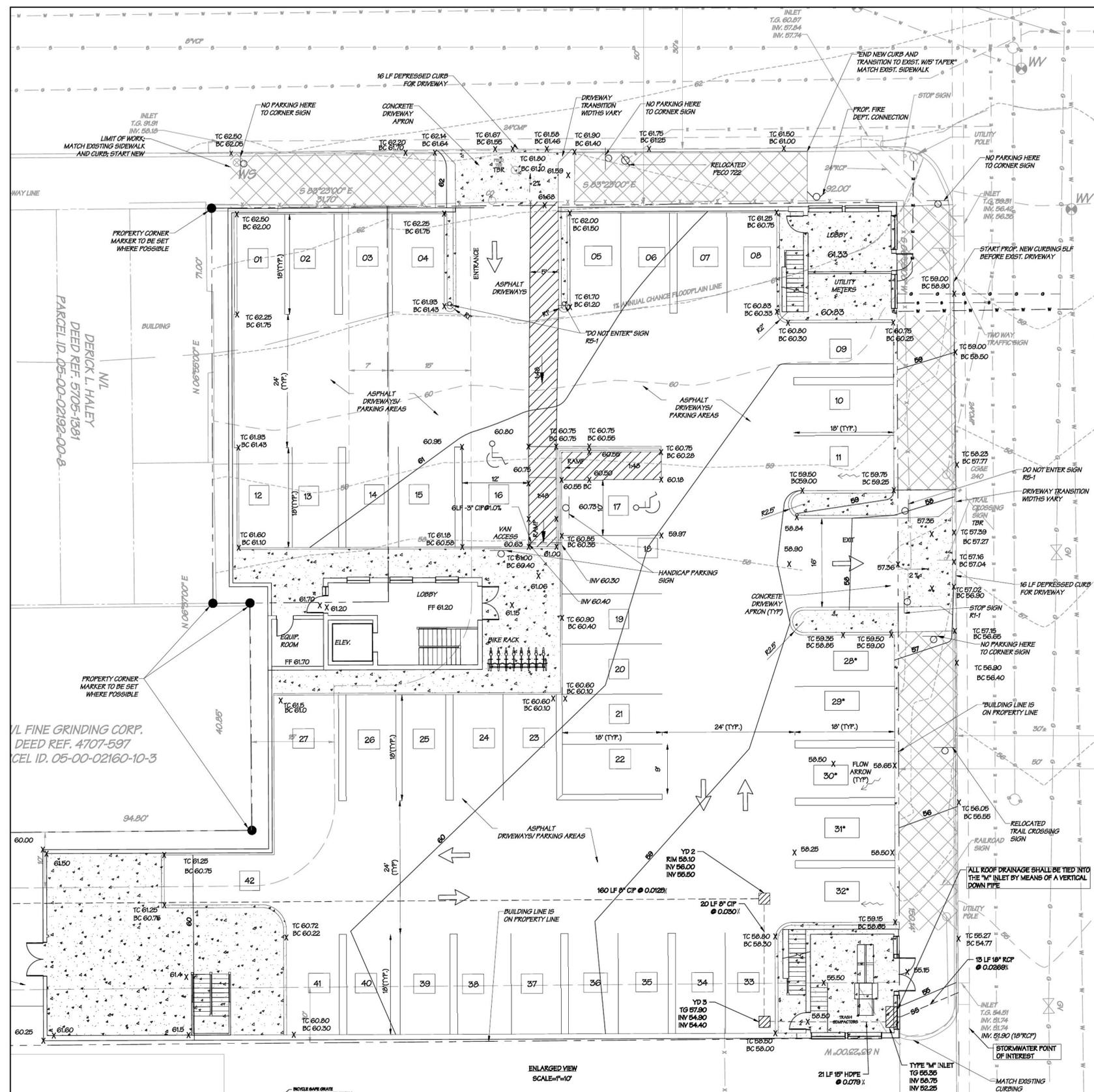


**GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:**

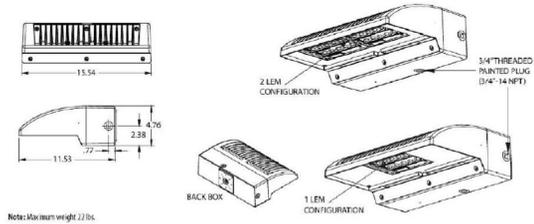
OWNER / OPERATOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THESE PLANS.

1. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREA OF THOSE CONTROLS BEGINS.
2. ONLY LIMITED UP SLOPE DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE CONSTRUCTION SITE.
3. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE PROPERLY MAINTAINED. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESEEDING, REGRADING, REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
4. EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED AS FOLLOWS: ACCUMULATED SILT SHALL BE REMOVED ALONG SILT FENCING, REGRADED, AND STABILIZED ELSEWHERE ON THE SITE.
5. AFTER FINAL STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE CONTROLS MUST BE STABILIZED.
6. ANY DISTURBED AREA, ON WHICH ACTIVITY HAS CEASED FOR AN EXTENDED PERIOD OF TIME, MUST BE SEEDING AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISH GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MAY BE SEEDING AND MULCHED WITH A QUICK GERMINATING TEMPORARY SEED MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE OTHER AT FINISH GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE SEEDING WITH A PERMANENT SEED MIXTURE AND MULCHED.
7. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE TO BE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO THE TRIBUTARY AREA OF OR STABILIZING OF SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMPLEMENTED IMMEDIATELY BY THE OWNER/OPERATOR TO ELIMINATE SUCH PROBLEMS.
8. THE WORK SHOWN ON THIS PLAN ARE THE AREA EXTENT REQUIRED FOR CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO THESE LIMITS IN MINIMIZING DISTURBED LAND, AND ALL CONSTRUCTION SHALL BE CONDUCTED WITHIN THESE LIMITS.
9. TRAFFIC TAKEN FROM CONSTRUCTION AREAS SHALL BE SEEDING WITH A VEGETATIVE COVER AND STOCKPILED FOR REUSE IN FINISH GRADING. STOCKPILE HEIGHTS SHALL NOT EXCEED 36 FEET. STOCKPILE SLOPES SHALL BE 2:1 OR FLATTER. SILT FENCING SHALL BE INSTALLED ON THE LOW SIDE OF THE FILE. THE SILENT SHALL BE NO LESS THAN 2 FEET ABOVE ANY BARBERS SHALL BE REGRADED TO THE ORIGINAL GRADE. MAXIMUM SLOPE LENGTH ABOVE ANY BARBER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOIL AND THE SLOPE OF ITS TRIBUTARY AREA.
10. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL. GRADE BOTH ENDS OF THE BARBER SHALL BE EXTENDED AT LEAST 4 FEET UP SLOPE AT 45 DEGREES TO THE BARBER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARBER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOIL AND THE SLOPE OF ITS TRIBUTARY AREA.
11. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY FROM THE ABOVE GROUND HEIGHT OF THE BARBER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. DAMAGED SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. REPLACED WITHIN 24 HOURS OF INSPECTION.
12. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTOGRAPHABLE SOCKS AFTER 1 YEAR. PHOTOGRAPHABLE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK. STRAPS SHALL BE REPLACED WITHIN 24 HOURS OF INSPECTION.
13. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
14. STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCKS (NOT TO SCALE)
15. ALL TEMPORARILY SEEDING AREAS SHALL HAVE 5-5-5 FERTILIZER APPLIED AT THE MINIMUM RATES SPECIFIED HEREIN AFTER FINAL GRADING IS COMPLETED. PERMANENT SEEDING SHALL BE AT THE RATES SPECIFIED. FERTILIZER AND LIME SHALL BE APPLIED AT THE MINIMUM RATES SPECIFIED.
16. PERMANENTLY SEEDING AREAS SHALL HAVE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 5 TONS PER ACRE.
17. ANY AREAS WHERE HYDROSEED IS USED, MULCH IS NEEDED AT A MINIMUM RATE OF 3 TONS PER ACRE.
18. SILT FENCING IS TO BE MAINTAINED, AND REPLACED IF NECESSARY, DURING THE ENTIRE CONSTRUCTION PERIOD UNTIL A PERMANENT VEGETATIVE COVER WITHIN THE TRIBUTARY AREA IS ESTABLISHED.
19. CONSTRUCTION VEHICLES LEAVING THE SITE SHALL NOT DEPOSIT ANY MATERIAL OUTSIDE OF THE PROJECT SITE BOUNDARIES OR INTO THE PUBLIC RIGHT-OF-WAY. ANY MATERIAL DEPOSITED SHALL BE IMMEDIATELY REMOVED.
20. IF ANY SIGNIFICANT CHANGES ARE TO BE MADE TO THE EROSION AND SEDIMENTATION CONTROL PLAN, THE BUILDER OR LANDOWNER WILL CONTACT THE TOWNSHIP FOR THE ADEQUACY OF THESE CHANGES.
21. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION REPORT LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME WILL BE KEPT ON THE SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
22. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.
23. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION: THE LOCATION AND SEVERITY OF ANY POLLUTION EVENTS.
24. ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE REOCCURRENCE OF THE NON-COMPLIANCE.
25. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
26. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL, RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART 1.2, PROTECTION OF NATURAL RESOURCES, ARTICLE II, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
27. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2801 ET SEQ., 2711 ET SEQ., AND 2871 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
28. ALL PUMPING OF SEDIMENT LAIDEN WATER OR POTENTIALLY SEDIMENT LAIDEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
29. CONTRACTOR TO MINIMIZE CONSTRUCTION. GRADED AREAS SHOULD BE SCAPED OR OTHERWISE LOOSENED, TO A DEPTH OF 3 TO 5 INCHES TO PREVENT FORMATION OF THE TOPSOIL TO THE SURFACES AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE. TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 6 INCHES MINIMUM - 2 INCHES OF FILL SLOPES. SPREADING SHALL BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PDSM PLAN. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION. COMPACTED SOILS SHOULD BE SCAPED 6 TO 12 INCHES ALONG CONTOUR WHEREVER POSSIBLE, PRIOR TO SEEDING.
30. A COPY OF THESE EROSION AND SEDIMENTATION CONTROL PLANS MUST BE POSTED AT THE CONSTRUCTION SITE AT ALL TIMES IN ACCORDANCE WITH STATE LAW.

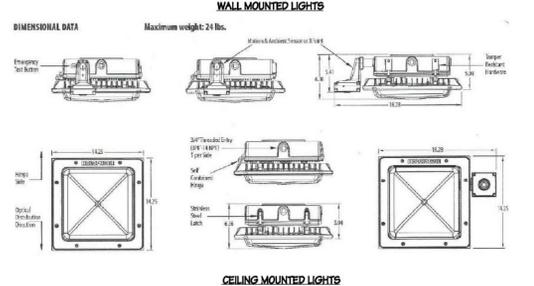
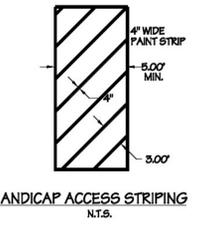
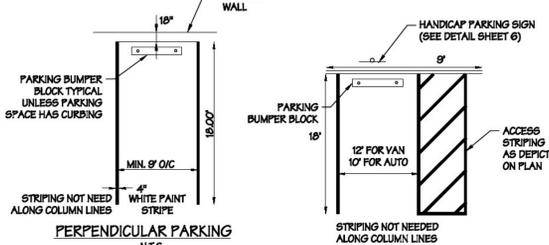




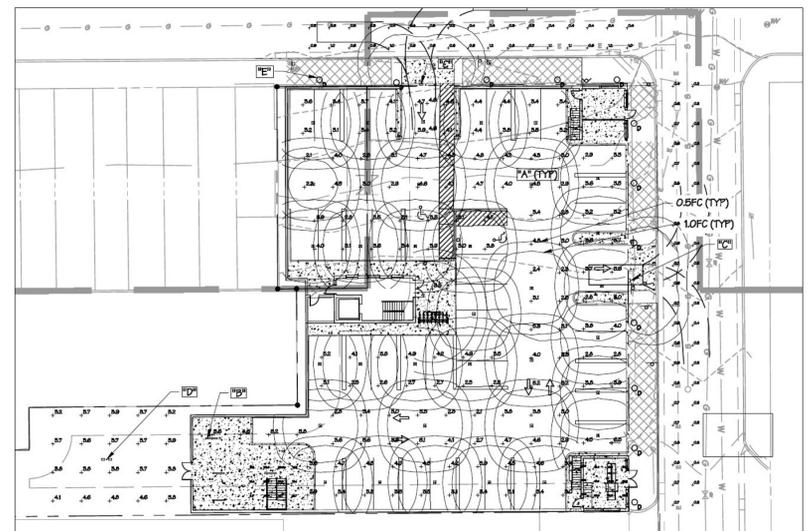
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BIKE & STAIRWELL AREA	+	19.1 FC	21.4 FC	16.9 FC	1.51	1.11
DRIVE LINES/CARTWAY	+	3.2 FC	6.5 FC	1.4 FC	4.61	2.51
ELM STREET	+	0.0 FC	0.2 FC	0.0 FC	N/A	N/A
ENTRANCE/EXIT ELM STREET	+	3.7 FC	5.1 FC	2.5 FC	2.01	1.51
ENTRANCE/EXIT POPLAR STREET	+	3.6 FC	5.6 FC	3.5 FC	1.11	1.01
PARKING HANDICAP STALL STAIRWELL ENTRANCE	+	4.7 FC	7.1 FC	3.7 FC	1.91	1.51
PARKING STALLS AREA A	+	3.4 FC	4.7 FC	1.2 FC	3.91	2.91
PARKING STALLS AREA B	+	3.6 FC	6.9 FC	2.3 FC	3.01	1.61
POPLAR STREET	+	0.0 FC	0.2 FC	0.0 FC	N/A	N/A
STORAGE	+	16.1 FC	31.1 FC	9.5 FC	3.21	1.71
TRASH COMPACTOR	+	28.8 FC	30.8 FC	26.9 FC	1.11	1.11
UTILITIES	+	28.0 FC	29.9 FC	25.9 FC	1.21	1.11



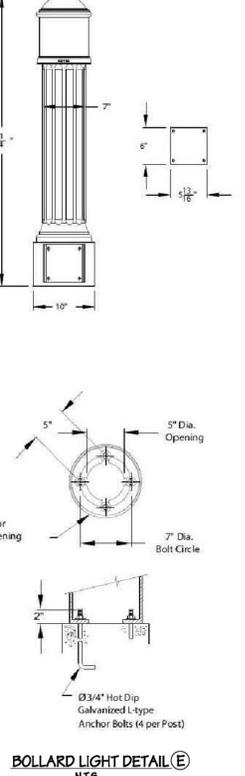
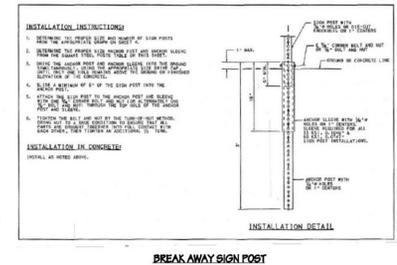
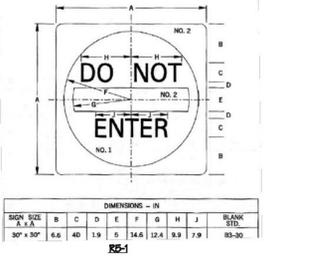
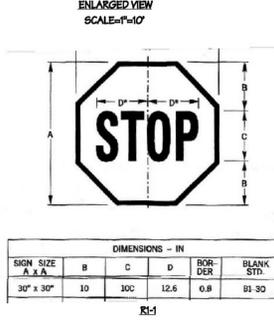
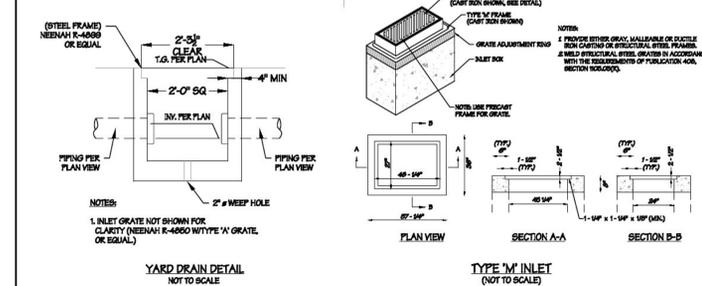
Notes: Maximum weight 2.0 lbs.  
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SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
□	A	32	HOLOPHANE	FP50L2 P10 40K/50K XX GL TSW CEILING MOUNT 8 FT HEIGHT	HOLOPHANE PARKPAK SQUARE LED, LED PERFORMANCE PACKAGE P10, 29W, 4000K/5000K CCT, VOLTAGE, BOROSILICATE GLASS LENS, TYPE V, WIDE	LED	1	2679	0.85	25
□	B	4	HOLOPHANE	HRTCL L49 8000LM MVOLT G210 40K 80CRI WH CEILING MOUNT 8 FT HEIGHT	4FT HRTCL 8000 LUMENS 40K 80CRI (REAR AREA NEAR COURTYARD)	LED	1	8000	0.85	46
□	C	2	HOLOPHANE	HLMPC2 P10 40K XX TPTM SINGLE HEIGHT	4FT HRTCL 8000 LUMENS 40K 80CRI (INSIDE UTILITY ROOMS)	LED	1	8000	0.85	46
□	D	1	AMERICAN ELECTRIC LIGHTING	ATD0 P20S R5-4K	AUTOSAHN SMALL P20S PACKAGE ROADWAY TYPE V 4000K/5000K	LED	1	9755	0.85	140
○	E	12	HOLOPHANE	HLB0LED P40 40K XXXXX 8 GL5 ACS	HAMILTON LED BOLLARD, P40 PERFORMANCE PACKAGE, 4000K, INTERNAL GLASS REFRACTOR, TYPE B, ACRYLIC CLEAR SMOOTH OUTER LENS	LED	1	8000	0.85	46



PARKING LEVEL LIGHTING DETAIL  
 SCALE=1"=30'



3	10-23-21	REVISED PER TOWNSHIP CONSULTANT'S REVIEW LETTERS
2	08-20-21	REVISED PER TOWNSHIP CONSULTANT'S REVIEW LETTERS
1	12-03-20	ADDITIONAL INFORMATION ADDED PER BOROUGH REQUEST
NUM.	DATE	REVISION

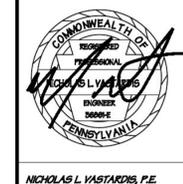
**VASTARDIS**  
 CONSULTING ENGINEERS, LLC  
 29 Harvey Lane | Mahan, PA 15055 | PH: 610.644.9663 | F: 610.644.3789 | Email: vastardis@vastardis.com

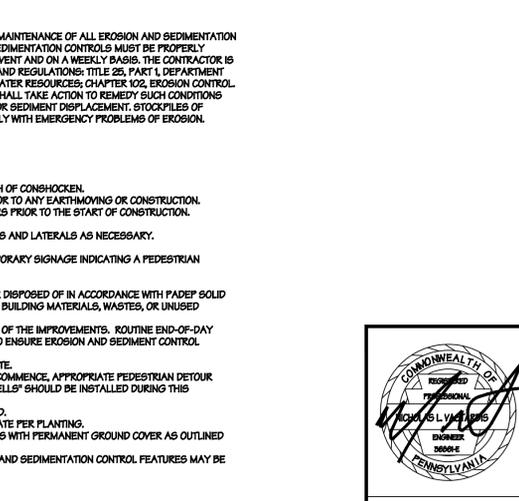
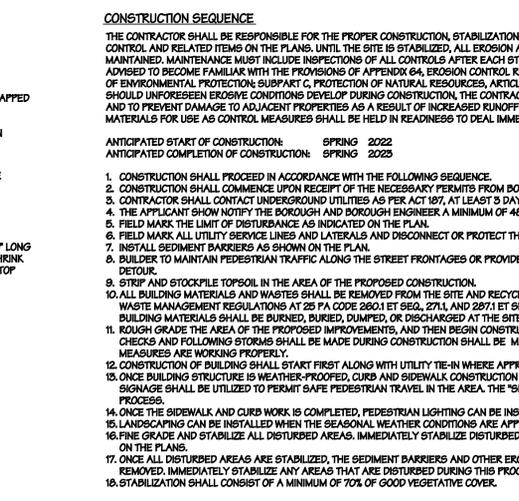
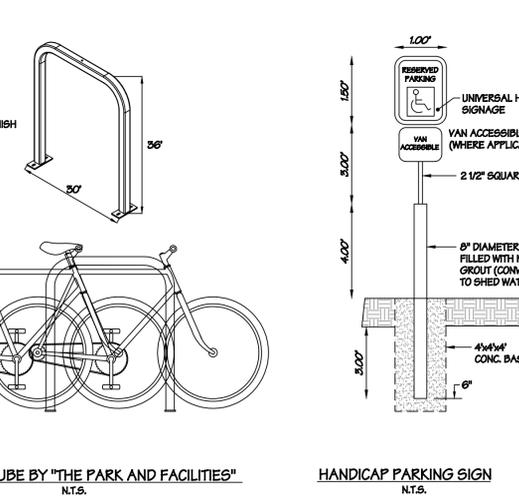
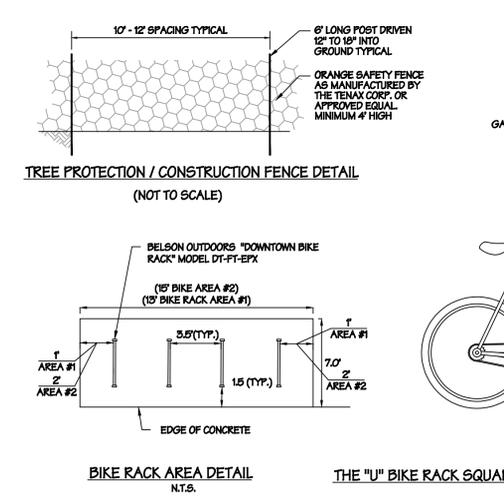
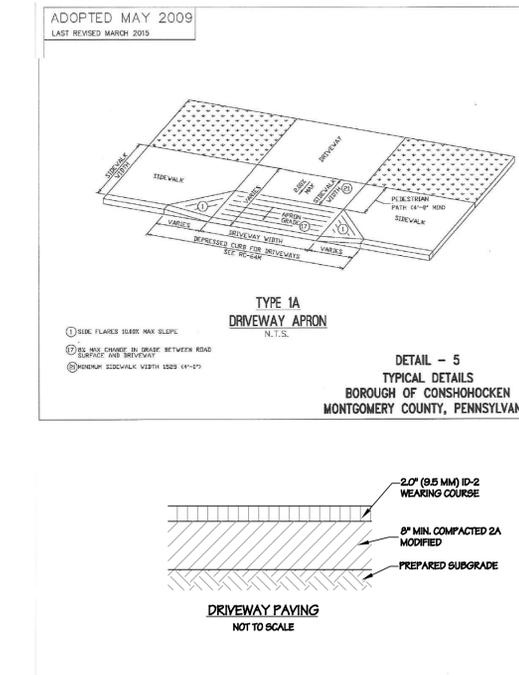
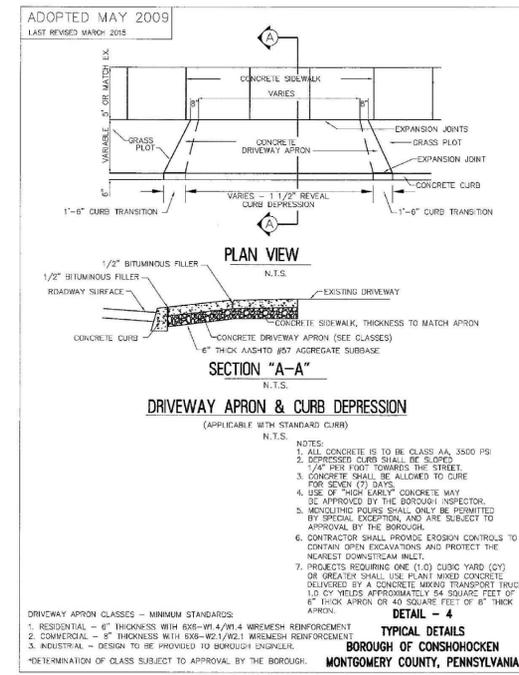
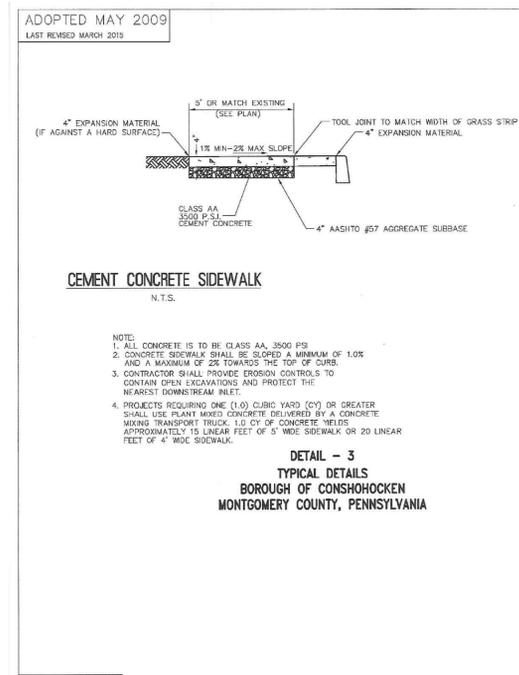
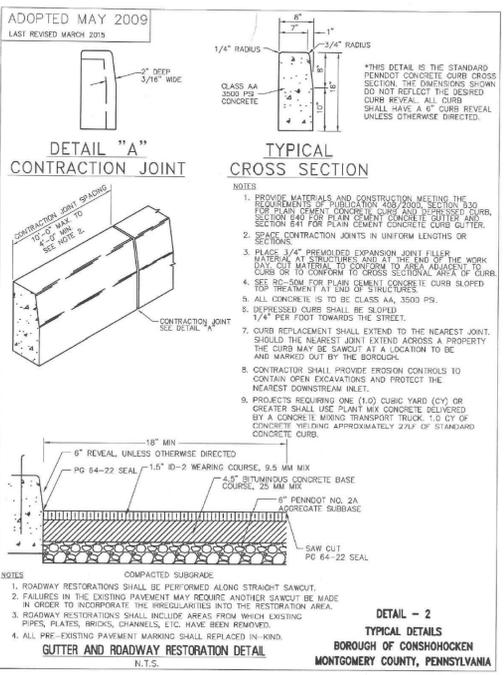
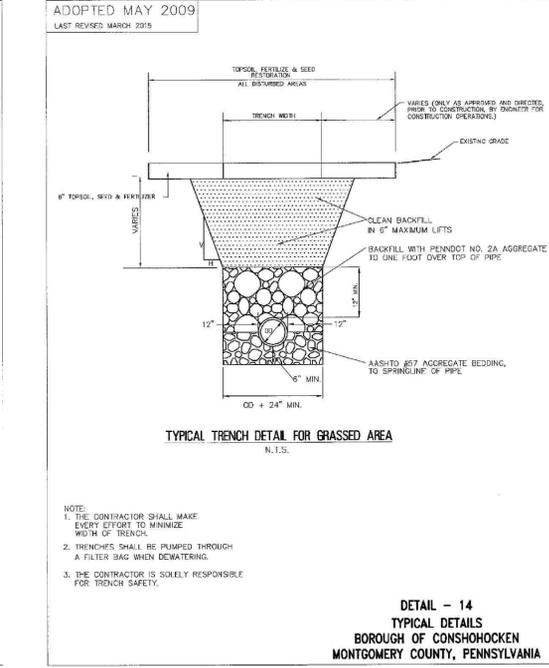
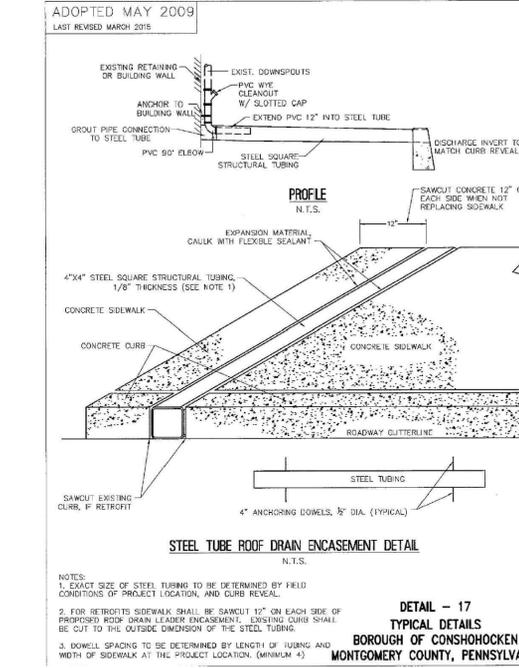
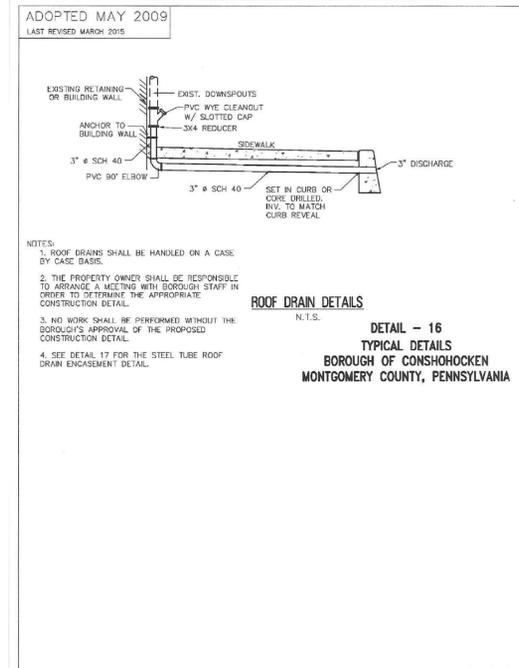
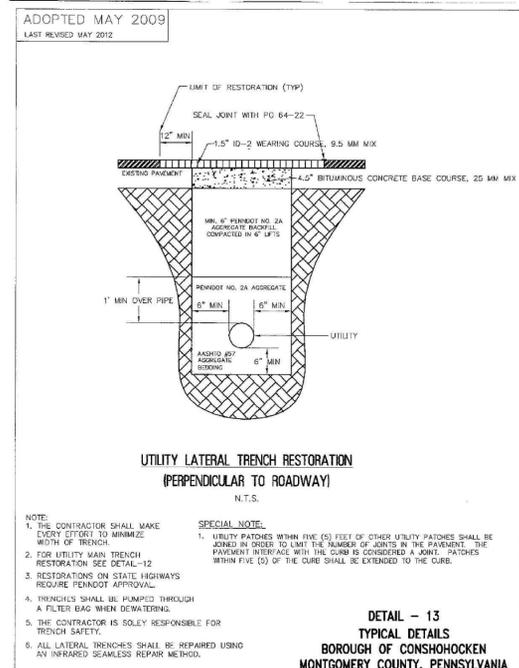
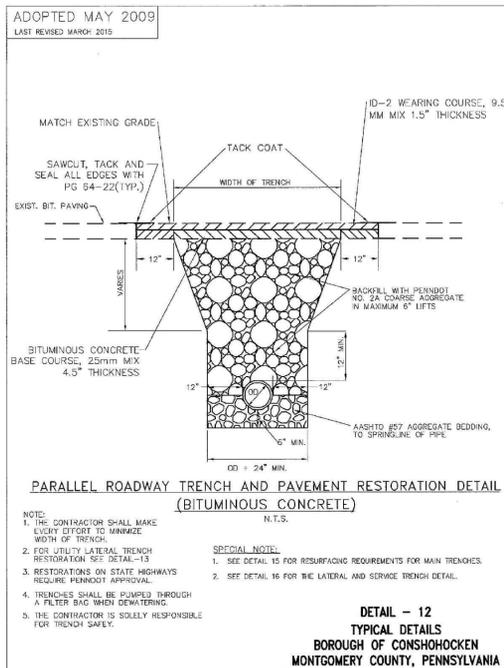
PLAN PREPARED FOR:  
**CRAFT CUSTOM HOMES, LLC**  
 261-263 E. ELM STREET  
 BOROUGH OF CONSHOHOCKEN | MONTGOMERY COUNTY | PENNSYLVANIA

**DETAIL SHEET 1**

DRAWN BY: *IVY*  
 CHECKED BY: *IVY*  
 DATE: 11-25-20  
 SCALE: AS SHOWN

**SHEET 6**  
 of 8



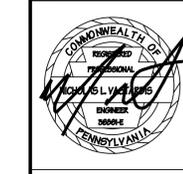


3	10-25-21	REVISED PER TOWNSHIP CONSULTANT'S REVIEW LETTERS
2	08-20-21	REVISED PER TOWNSHIP CONSULTANT'S REVIEW LETTERS
1	12-09-20	ADDITIONAL INFORMATION ADDED PER BOROUGHS REQUEST
NUM.	DATE	REVISION

**VASTARDIS CONSULTING ENGINEERS, LLC**  
29 Harvey Lane | Mahan, PA 15266 | Tel: 610.644.9665 | Fax: 610.644.5789 | Email: vll@vastardis.com

**CRAFT CUSTOM HOMES, LLC**  
261-263 E. ELM STREET  
BOROUGH OF CONSHOHOCKEN MONTGOMERY COUNTY PENNSYLVANIA

**DETAIL SHEET 2**  
7  
of 8





**STORMWATER MANAGEMENT  
INFORMATION**

FOR

**261-263 E. Elm Street  
Craft Custom Homes, LLC**

CONSHOHOCKEN BOROUGH  
MONTGOMERY COUNTY

December 2, 2021

Prepared by:

VASTARDIS CONSULTING ENGINEERS, LLC  
29 HARVEY LANE  
MALVERN, PA 19355  
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JOB 261-263 G. ELM ST  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY MW DATE 12-1-21  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

OVERALL SITE CONDITIONS

PRE-DEVELOPMENT

NON-IMPERVIOUS AREA 288 SF  
TIME OF CONCENTRATION IS < 5 MIN

IMPERVIOUS AREA 21,717 SF  
TIME OF CONCENTRATION IS < 5 MINS.

POST-DEVELOPMENT

NON-IMPERVIOUS AREA 2960 SF  
TIME OF CONCENTRATION IS < 5 MIN

IMPERVIOUS AREA 270 SF  
TIME OF CONCENTRATION IS < 5 MIN

BUILDING AREA 18,775 SF  
TIME OF CONCENTRATION IS 5 MINS.

(SEE ATTACHED WORKSHEETS FOR ABOVE INFO)

PRE-DEVELOPMENT RUNOFF VOLUME = 0.117 AC-FT (2YR)

POST-DEVELOPMENT RUNOFF VOLUME = 0.104 AC-FT (2YR)

REDUCTION OF 0.013 AC-FT (2YR)

PRE-DEVELOPMENT PEAK RUNOFF RATE 2.56 CFS (2YR)

POST-DEVELOPMENT PEAK RUNOFF RATE 2.10 CFS (2YR)

PRE-DEVELOPMENT PEAK RUNOFF RATE 6.03 CFS (100YR)

POST-DEVELOPMENT PEAK RUNOFF RATE 5.18 CFS (100YR)

THE PEAK RUNOFF VOLUMES AND RATES WILL BE REDUCED BELOW THE PRE-DEVELOPMENT VALUES. THIS DOES NOT FACTOR IN THE EFFECT OF THE PROPOSED POROUS SIDEWALK SYSTEM.

**ELM**

Type II 24-hr 2 year Rainfall=3.28"

Prepared by Vastardis Consulting Engineers, LLC

Printed 11/30/2021

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**Summary for Subcatchment 1S: Pre-Develop Landscape**

Runoff = 0.00 cfs @ 11.98 hrs, Volume= 0.000 af, Depth> 0.41"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2 year Rainfall=3.28"

	Area (sf)	CN	Description
*	288	61	landscape
	288		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					<b>Direct Entry,</b>

**ELM**

Prepared by Vastardis Consulting Engineers, LLC  
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Type II 24-hr 2 year Rainfall=3.28"

Printed 11/30/2021

### Summary for Subcatchment 2S: Pre-Develop Impervious

Runoff = 2.56 cfs @ 11.90 hrs, Volume= 0.117 af, Depth> 2.82"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 2 year Rainfall=3.28"

Area (sf)	CN	Description
* 21,717	98	Bldg asphalt
21,717		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	65	0.0610	2.00		<b>Sheet Flow,</b> Smooth surfaces n= 0.011 P2= 3.28"
0.4	48	0.0100	2.03		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
0.1	22	0.0180	2.72		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
0.0	70	1.0000	45.00	15.71	<b>Pipe Channel,</b> 8.0" Round Area= 0.3 sf Perim= 2.1' r= 0.17' n= 0.010 PVC, smooth interior
1.0	205	Total			

**ELM**

Type II 24-hr 2 year Rainfall=3.28"

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**Summary for Subcatchment 3S: Post Develop Bldg**

Runoff = 2.02 cfs @ 11.95 hrs, Volume= 0.101 af, Depth> 2.82"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2 year Rainfall=3.28"

	Area (sf)	CN	Description
*	18,775	98	Building
	18,775		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					<b>Direct Entry,</b>

**ELM**

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Type II 24-hr 2 year Rainfall=3.28"  
Printed 11/30/2021

**Summary for Subcatchment 4S: Post-Develop Paving**

Runoff = 0.03 cfs @ 11.95 hrs, Volume= 0.001 af, Depth> 2.82"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2 year Rainfall=3.28"

	Area (sf)	CN	Description
*	270	98	Asphalt
	270		100.00% Impervious Area

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

**ELM**

Type II 24-hr 2 year Rainfall=3.28"

Prepared by Vastardis Consulting Engineers, LLC

Printed 11/30/2021

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**Summary for Subcatchment 5S: Post-Develop Landscape**

Runoff = 0.05 cfs @ 11.98 hrs, Volume= 0.002 af, Depth> 0.41"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2 year Rainfall=3.28"

	Area (sf)	CN	Description
*	2,960	61	landscape
	2,960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					<b>Direct Entry,</b>

**ELM**

Type II 24-hr 100 year Rainfall=7.60"

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**Summary for Subcatchment 1S: Pre-Develop Landscape**

Runoff = 0.04 cfs @ 11.96 hrs, Volume= 0.002 af, Depth> 2.87"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 year Rainfall=7.60"

	Area (sf)	CN	Description
*	288	61	landscape
	288		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					<b>Direct Entry,</b>

**ELM**

Type II 24-hr 100 year Rainfall=7.60"

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**Summary for Subcatchment 2S: Pre-Develop Impervious**

Runoff = 5.99 cfs @ 11.90 hrs, Volume= 0.278 af, Depth> 6.70"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 100 year Rainfall=7.60"

Area (sf)	CN	Description
* 21,717	98	Bldg asphalt
21,717		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	65	0.0610	2.00		<b>Sheet Flow,</b> Smooth surfaces n= 0.011 P2= 3.28"
0.4	48	0.0100	2.03		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
0.1	22	0.0180	2.72		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
0.0	70	1.0000	45.00	15.71	<b>Pipe Channel,</b> 8.0" Round Area= 0.3 sf Perim= 2.1' r= 0.17' n= 0.010 PVC, smooth interior
1.0	205	Total			

**ELM**

Type II 24-hr 100 year Rainfall=7.60"

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**Summary for Subcatchment 3S: Post Develop Bldg**

Runoff = 4.73 cfs @ 11.95 hrs, Volume= 0.241 af, Depth> 6.70"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 year Rainfall=7.60"

	Area (sf)	CN	Description
*	18,775	98	Building
	18,775		100.00% Impervious Area

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

ELM

Type II 24-hr 100 year Rainfall=7.60"

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**Summary for Subcatchment 4S: Post-Develop Paving**

Runoff = 0.07 cfs @ 11.95 hrs, Volume= 0.003 af, Depth> 6.70"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 year Rainfall=7.60"

	Area (sf)	CN	Description
*	270	98	Asphalt
	270		100.00% Impervious Area

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

**ELM**

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Type II 24-hr 100 year Rainfall=7.60"

Printed 11/30/2021

**Summary for Subcatchment 5S: Post-Develop Landscape**

Runoff = 0.38 cfs @ 11.96 hrs, Volume= 0.016 af, Depth> 2.87"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 year Rainfall=7.60"

	Area (sf)	CN	Description
*	2,960	61	landscape
	2,960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					<b>Direct Entry,</b>



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SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY NW DATE 12-1-21  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

AREA DRAIN IN OPEN COURTYARD

AREA 2630 SF (0.063 Ac)

COVER LAWN 0.35

TIME OF CONCENTRATION 45 MINS.  $I_{2yr} = 3.28$  (NOAA ATLAS 14)

$$Q = CIA$$
$$= (0.35)(3.28)(0.063)$$
$$= 0.072 \text{ CFS } (0.168 \text{ CFS } 100\%)$$

PIPING USED IS 8" CIP @ 1.25%

$$Q = \frac{1.486}{n} AR^{2/3} S^{1/2}$$
$$= \frac{1.486}{0.012} (0.106)(0.0125)^{1/2}$$
$$= 1.468 \text{ CFS } \gg 0.168 \text{ CFS } \checkmark$$

SAME FLOW EXPECTED FOR AREA DRAINS IN GARAGE.  
ONLY FLOW EXPECTED WILL BE SNOW MELT OR RAIN  
WATER FROM VEHICLES.

OTHER PIPING IS 8" CIP @ 3.0%  $Q = 2.27 \text{ CFS } \gg 0.168 \text{ CFS}$

ROOF / AIRWALL DRAINAGE

AREA 18,775 SF (0.431 Ac)

COVER IMPERVIOUS 0.95

TIME OF CONCENTRATION USE 5 MINS TO BE CONSERVATIVE

$$Q = CIA$$
$$= (0.95)(3.28)(0.431)$$
$$= 1.34 \text{ CFS } (3.11 \text{ CFS } 100\%)$$



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SCALE \_\_\_\_\_

ROOF / AIRWAY DRAINAGE PIPING WILL BE ROUTED  
INTERIALLY TO THE TRASH COMPACTOR ROOM AND  
TIED INTO THE "M" INLET.

FLOW TO "M" INLET IS  $0.168 \text{ cfs} + 3.11 \text{ cfs} = 3.28 \text{ cfs}$

PROPOSED OUTLET PIPE FROM "M" INLET IS 18" RCP  
@ 2.69%

$$Q = \frac{1.486}{n} (AR^{2/3}) (S)^{1/2}$$

$$= \frac{1.486}{0.013} (0.919)(0.0269)^{1/2}$$

$$= 17.24 \text{ cfs} \gg 3.28 \text{ cfs} \checkmark$$



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

Latitude: 40.0723°, Longitude: -75.3022°  
Elevation: 60.64 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 & aeriels](#)

**PF tabular**

**PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup>**

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.347 (0.318-0.378)	0.412 (0.379-0.450)	0.484 (0.444-0.528)	0.535 (0.489-0.583)	0.595 (0.542-0.649)	0.637 (0.576-0.694)	0.677 (0.610-0.740)	0.713 (0.638-0.781)	0.754 (0.669-0.829)	0.784 (0.691-0.867)
10-min	0.554 (0.509-0.603)	0.660 (0.606-0.720)	0.776 (0.710-0.845)	0.856 (0.783-0.932)	0.949 (0.863-1.03)	1.01 (0.918-1.11)	1.08 (0.970-1.18)	1.13 (1.01-1.24)	1.19 (1.06-1.31)	1.24 (1.09-1.37)
15-min	0.692 (0.636-0.754)	0.829 (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 (1.23-1.49)	1.43 (1.28-1.56)	1.50 (1.33-1.65)	1.55 (1.37-1.71)
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 (1.88-2.28)	2.22 (1.99-2.43)	2.39 (2.12-2.63)	2.51 (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 (1.87-2.23)	2.37 (2.16-2.58)	2.62 (2.37-2.86)	2.87 (2.59-3.13)	3.11 (2.79-3.41)	3.43 (3.04-3.77)	3.66 (3.23-4.05)
2-hr	1.42 (1.29-1.55)	1.72 (1.57-1.89)	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 (3.21-3.93)	3.94 (3.49-4.32)	4.40 (3.85-4.84)	4.75 (4.12-5.26)
3-hr	1.55 (1.42-1.70)	1.88 (1.72-2.07)	2.36 (2.15-2.59)	2.72 (2.47-2.98)	3.21 (2.89-3.51)	3.59 (3.22-3.93)	3.98 (3.55-4.37)	4.38 (3.87-4.81)	4.92 (4.28-5.43)	5.33 (4.60-5.91)
6-hr	1.94 (1.78-2.13)	2.35 (2.15-2.58)	2.92 (2.67-3.21)	3.39 (3.09-3.72)	4.05 (3.65-4.44)	4.58 (4.10-5.02)	5.14 (4.56-5.64)	5.73 (5.03-6.29)	6.56 (5.65-7.25)	7.23 (6.14-8.02)
12-hr	2.36 (2.16-2.61)	2.85 (2.61-3.15)	3.57 (3.27-3.95)	4.18 (3.80-4.61)	5.06 (4.55-5.56)	5.80 (5.17-6.38)	6.61 (5.81-7.27)	7.48 (6.48-8.26)	8.75 (7.42-9.71)	9.82 (8.18-10.9)
24-hr	2.73 (2.51-2.98)	3.28 (3.02-3.59)	4.12 (3.79-4.50)	4.82 (4.41-5.26)	5.83 (5.31-6.34)	6.68 (6.05-7.26)	7.60 (6.85-8.25)	8.59 (7.68-9.32)	10.0 (8.87-10.9)	11.2 (9.84-12.2)
2-day	3.15 (2.88-3.44)	3.80 (3.48-4.15)	4.78 (4.37-5.22)	5.57 (5.09-6.08)	6.70 (6.10-7.30)	7.64 (6.92-8.32)	8.64 (7.77-9.40)	9.70 (8.68-10.6)	11.2 (9.95-12.2)	12.5 (11.0-13.6)
3-day	3.32 (3.05-3.63)	4.00 (3.68-4.37)	5.01 (4.60-5.48)	5.84 (5.34-6.37)	7.01 (6.39-7.63)	7.97 (7.24-8.68)	9.00 (8.12-9.80)	10.1 (9.05-11.0)	11.6 (10.4-12.7)	12.9 (11.4-14.1)
4-day	3.49 (3.21-3.82)	4.20 (3.87-4.60)	5.25 (4.83-5.74)	6.11 (5.60-6.66)	7.31 (6.68-7.97)	8.31 (7.56-9.04)	9.36 (8.47-10.2)	10.5 (9.43-11.4)	12.1 (10.8-13.2)	13.4 (11.8-14.6)
7-day	4.08 (3.78-4.44)	4.90 (4.54-5.33)	6.05 (5.60-6.59)	7.00 (6.46-7.62)	8.36 (7.68-9.08)	9.48 (8.67-10.3)	10.7 (9.71-11.6)	11.9 (10.8-12.9)	13.7 (12.3-14.9)	15.2 (13.5-16.5)
10-day	4.65 (4.33-5.02)	5.55 (5.17-6.00)	6.77 (6.29-7.32)	7.75 (7.19-8.37)	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 (5.90-6.72)	7.46 (7.00-7.97)	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 (15.5-18.0)	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 (20.1-22.5)	22.3 (20.9-23.6)
60-day	11.9 (11.4-12.5)	14.0 (13.3-14.7)	16.0 (15.2-16.8)	17.4 (16.6-18.3)	19.3 (18.3-20.2)	20.6 (19.6-21.6)	21.8 (20.7-22.9)	23.0 (21.8-24.2)	24.4 (23.1-25.7)	25.4 (24.0-26.8)

<sup>1</sup> 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**



GOUCHER COLLEGE; BALTIMORE, MD

### Technical Guidelines

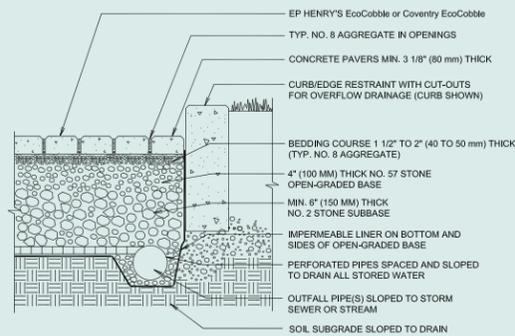
- EP Henry ECO Permeable Pavers conform to ASTM C936 in the U.S. or CSA A231.2 in Canada
- Open-graded crushed stone recommended for all aggregates
- Joint filling stone gradation: ASTM #8, 87, 89 or 9
- 100% permeable surface
- Base gradation: ASTM #57
- Sub base gradation: ASTM #2, 3 or 4
- Optional geotextile: consult manufacturers for selection
- Soil subgrade: classified per ASTM D2487; tested for permeability per ASTM D3385
- Structural design: ICPI design chart determines minimum base thickness to support pedestrian and vehicular traffic (see references)
- ADA Compliant: joints  $\leq 1/2''$  (ECO Cobble®, Coventry® ECO Cobble®, and ECO Brick Stone™ =  $3/8''$  and ECO Paver™ =  $1/2''$ )



For extensive information on permeable paving and the many options EP Henry's ECO line offers, please visit [ephenryecocenter.com](http://ephenryecocenter.com) or call 800-444-3679.

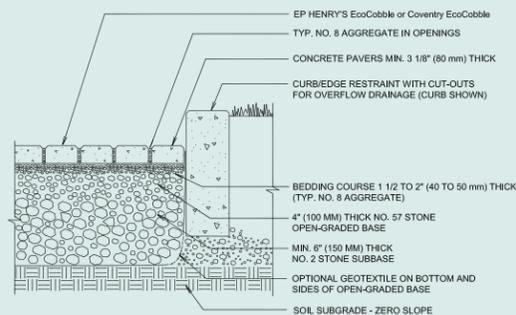
EP Henry has been the residential and commercial industry leader for quality architectural products since 1903. From our pavers and permeable paving systems, retaining walls, architectural block, Cast Veneer Stone, and more—our integrated product lines are engineered to last a lifetime. That's a promise we stake our reputation on every day!

## DESIGN DETAILS



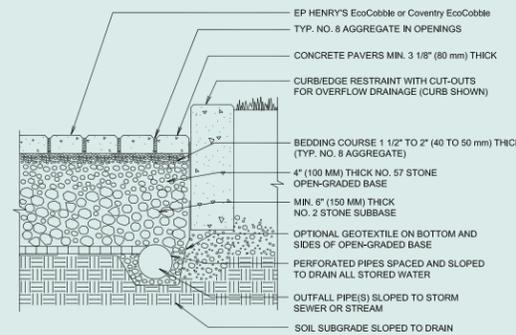
- NOTES:
1. 2 3/8" (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
  2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

PERMEABLE PAVEMENT WITH NO EXFILTRATION TO SOIL SUBGRADE	DRAWING NO.	ICPI-70
	SCALE	NO SCALE



- NOTES:
1. 2 3/8" (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
  2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

PERMEABLE PAVEMENT WITH FULL EXFILTRATION TO SOIL SUBGRADE	DRAWING NO.	ICPI-68
	SCALE	NO SCALE



- NOTES:
1. 2 3/8" (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
  2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

PERMEABLE PAVEMENT WITH PARTIAL EXFILTRATION TO SOIL SUBGRADE	DRAWING NO.	ICPI-69
	SCALE	NO SCALE

### LEED Credits for which EP Henry ECO Pavers may apply:

1. SS Credit 5.2 Site Development: Maximize Open Space
2. SS Credit 6.1 Stormwater Design: Quantity Control
3. SS Credit 6.2 Stormwater Design: Quality Control
4. SS Credit 7.1 Heat Island Effect: Nonroof
5. MR Credit 2 Materials and Resources: Construction Waste Management
6. MR Credit 3 Materials and Resources: Material Reuse
7. MR Credit 4 Materials and Resources: Recycled Content
8. MR Credit 5 Materials and Resources: Regional Materials
9. ID Credit 1 Innovation in Design
10. RP Regional Priority Credits

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EP Henry's line of Permeable Interlocking Concrete Pavers

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ENVIRONMENTAL PAVERS

PAVER SYSTEMS

ENGINEERED WALL SYSTEMS

PROFILE CONCRETE MASONRY



PRIVATE RESIDENCE



CENTREVILLE WHARF, MD



KUHNER FUNERAL HOME, YORK, PA

EP Henry's ECO™ line of Permeable Interlocking Pavers are uniquely designed to be used as sustainable paving systems for both pedestrians and vehicular applications. Installing EP Henry's ECO pavers on your clients' commercial or residential patios, walkways, driveways, or parking lots is a great way to reduce stormwater runoff, adhere to Best Management Practices (BMP's) by the EPA and state agencies, and obtain credits for your LEED-certified projects. EP Henry's ECO Pavers offer an unprecedented selection of sizes, colors, textures, patterns and performance. Also, EP Henry ECO Cobble® and Coventry® ECO Cobble® can be interchangeably installed with our non-permeable Coventry® Stone I and Old Towne Cobble™ and ECO Brick Stone™ can be installed with Brick Stone — thus offering you limitless options to meet your design, budgetary, and environmental requirements.

Most versatile Permeable Interlocking Concrete Pavement (PICP) systems in the market today providing benefits in installation time and cost savings; unlimited pattern and edging combinations available when integrated with our existing non-permeable paver product lines

- Available in:
  - MULTIPLE COLORS – including an SRI-compliant color and custom colors available where project scope and schedule permit
  - MULTIPLE SIZES – 4" x 8", 6" x 6" and 6" x 9"
  - MULTIPLE THICKNESSES – 6cm for pedestrian traffic and 8cm for vehicular traffic
  - MULTIPLE TEXTURES – Aged and Smooth
  - MULTIPLE PATTERNS – Herringbone, Random, "I", and Running Bond

Eligible for LEED credits (see back for full listing)

ECO PAVER™



AUTUMN BLEND

HARVEST BLEND

PEWTER BLEND



ECO COBBLE® & COVENTRY® ECO COBBLE®



DAKOTA BLEND

HARVEST BLEND

PEWTER BLEND



ECO BRICK STONE™



DAKOTA BLEND

HARVEST BLEND

PEWTER BLEND



SR1\*

STRASBURG RED



\*SRI stands for "Solar Reflective Index" which is used to determine the effect of the reflectance and emittance on the surface temperature, and varies from 100 for a standard white surface to zero for a standard black surface. Pavers that meet SRI requirements help minimize "heat island effect" which is a result of absorption rather than reflection of the sun's rays. Minimizing heat islands reduces energy requirements, particularly in densely populated and urban areas.



Visit [ephenryecocenter.com](http://ephenryecocenter.com) or call 800-44-HENRY for the most up-to-date product offerings, case studies and industry news.

- infiltrate, filter and decrease stormwater runoff rate and reduce Total Maximum Daily Load (TMDL).
- LEED® point eligible for Sustainable Sites, Water Efficiency, Materials & Resources and/or Innovative Design; Contribute to Green Globe points.
- meet U.S. Environmental Protection Agency (EPA) stormwater performance criteria as a structural best management practice (BMP) while providing parking, road and pedestrian surfaces.
- achieve water quality improvement by processing and reducing pollutants such as vehicular oil drippings.
- help meet local, state and provincial stormwater drainage design criteria, and provide compliance with the U.S. National Pollutant Discharge Elimination System (NPDES) regulations.
- are the paver selected by the USEPA to be used in a long term study of permeable pavement options vs. traditional non-permeable paving.
- provide 100% pervious surface by runoff passing through small, aggregate-filled openings between solid high-strength durable concrete pavers.
- reduce or eliminate stormwater detention and retention ponds, storm sewers, drainage appurtenances, and related costs.
- may be used on sloped sites with proper design.
- have the modular concrete units that allow for project phasing; open-graded base and subbase materials are typically available locally.
- are ideal for implementation with rainwater harvesting systems (systems capable of storing water for on-site irrigation or building grey water use).
- may be designed with underground stormwater storage systems, over many slower-draining clay soils and in cold climates.
- achieved an infiltration rate of 577 inches per hour in an ASTM-C1701 simulated test conducted by ICPI and Gilmore Engineers.

CONSTRUCTION ADVANTAGES OVER OTHER PERMEABLE PAVEMENT SYSTEMS:

- can install and compact aggregate subbase and base with standard paving equipment
- pavers, non-frozen bedding material and base/subbase are installable in freezing temperatures over non-frozen soil subgrade
- no post-installation curing time is necessary — surface is ready to use upon installation; modular construction allows for project phasing
- a "zippable" system where pavers can be easily removed and re-layed for access to underground utilities, wiring, etc.

## AGREEMENT OF SALE

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

### BACKGROUND

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

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

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

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

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

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

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

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

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

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

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

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

4. Condition of Title.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(b) Intentionally omitted.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. Taxes: Apportionments.

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

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

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

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

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

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

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

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

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

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

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

14. Default; Provisions Regarding Deposit.

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

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

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

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

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

#### 15. Miscellaneous.

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

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

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

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

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

the laws of the Commonwealth of Pennsylvania.

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

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

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

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

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

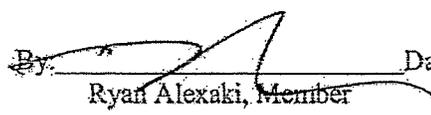
17. In the event that the Purchaser terminates this Agreement for any reason other than Seller's default, Purchaser shall deliver to Seller within five (5) days following the Termination Date any and all surveys, plans, studies, reports, permits, approvals, submissions, applications, and similar materials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

***[SIGNATURES ON FOLLOWING PAGE]***

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

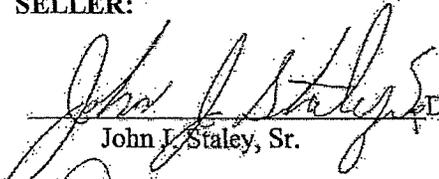
**PURCHASER:  
CRAFT CUSTOM HOMES, LLC**

Witness: 

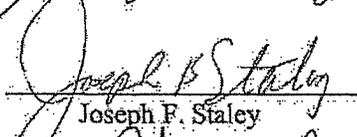
By:  Date 8.21.19  
Ryan Alexaki, Member

**SELLER:**

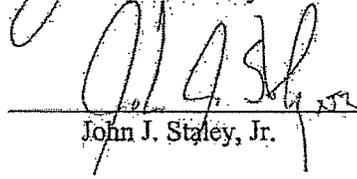
Witness: Bonnie Braces

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

Witness: Bonnie Braces

 Date 8/21/19  
Joseph F. Staley

Witness: Bonnie Braces

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



January 20, 2022

File No. 20-08068

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

Reference: 261-263 East Elm Street, LD 2020-07  
Parcels 05-00-02200-00-9 and 05-00-02196-00-4  
Preliminary/Final Land Development – Review 3

Dear Ms. Cecco:

Pursuant to the Borough's request, Gilmore & Associates, Inc. has reviewed the revised submission for 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. Plans for 261-263 E. Elm Street consisting of 8 sheets, dated November 25, 2020 and last revised October 23, 2021, as prepared by Vastardis Consulting Engineers, LLC for Craft Custom Homes, LLC
- B. Stormwater Management Information, dated December 2, 2021, as prepared by Vastardis Consulting Engineers, LLC for Craft Custom Homes, LLC

II. Project Description

The subject properties, parcels 05-00-02200-00-9 and 05-00-02196-00-4, are located at the southwest corner at the intersection of East Elm Street (S.R. 3059) and Poplar Street and situated within the LI – Limited Industrial and BR-2 Borough Residential District 2 Zoning Districts. With a combined area of approximately 0.5 acres, the site currently contains mixed-use businesses with 25 off-street parking spaces, curbing, sidewalk, etc.

The Applicant is proposing to consolidate the two lots, demolish all existing features and construct a 21-unit, 4-story residential building with a roof deck. 42 off-street parking spaces are shown on the ground floor of the building, plus 5 car lifts, which will be accessed by an entrance from East Elm Street and exit onto Poplar Street. Levels 2-4 will contain 2-bedroom residential units. The proposed improvements would reduce the impervious surface coverage. The project received Zoning Hearing Board and Conditional Use approvals, dated August 26, 2021, and June 2, 2021, respectively.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Conshohocken Borough Zoning Ordinance, including the conditions of the Zoning Hearing Board and Conditional Use approvals, to the Borough's Zoning Officer.

B. Subdivision and Land Development Ordinance

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

- 1. §22-306.A.(1) – The plans are required to show all existing features within 100 feet of the proposed development. The Applicant has requested a waiver from this requirement to allow the use of an aerial photograph, which we support conditioned upon the plans being revised to incorporate a separate aerial

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

map plan, showing the required area, into the plan set and providing any additional information out office deems necessary during the course of the review process. We note that the Aerial Maps provided on Sheets 1 and 2 are insufficient due their size and do not extend 100 feet beyond all property boundaries.

2. §22-306.A(1)(g) – The existing underground utilities located within the East Elm and Poplar Streets rights-of-way shall be returned to the Existing Conditions and Demolition Plans, Sheets 1 and 2.
3. §22-307.A – We offer the following general comments related to the existing and proposed features:
  - a. The Parcel ID for property 2 referenced in the Property Information the Existing Conditions and Demolition Plans, Sheets 1 and 2, shall be revised to note 05-00-02196-00-4, instead of 50-00-02196-00-4.
  - b. The plans, including on Sheets 1 and 2 and on the east side of Poplar Street on Sheets 3, 4, 5, and 8, shall be revised to indicate the existing storm sewer pipe material within Poplar Street is corrugated metal pipe (CMP).
  - c. The previously provided General Notes shall be returned to the Preliminary/Final Land Development Plan, Sheet 3.
  - d. The Detail Sheet 1, Sheet 6, shall be revised to include north arrows and graphic scales.
  - e. The proposed impervious surfaces percentage listed in the Zoning Requirement table for Lot 1 shall be revised to indicate the proposed reduction in impervious coverage.
4. §22-307.B(2) – Per the provided deed, TMP 05-00-02196-00-4 is 70.00 feet deep, rather than the 71.00 feet indicated on the plans. The discrepancy shall be satisfactorily resolved and the plans updated as necessary. Also, the 25.00 foot length of the N83°23'00"W property line associated with TMP 05-00-02200-00-9 shall be labeled on the Existing Conditions Plan, Sheet 1.
5. §22-307.B(5) – We offer the following comments related to the Zoning Relief information provided on the Preliminary/Final Land Development Plan, Sheet 3:
  - a. Since the variance listed from §27-1903.B.11 is not included within the Zoning Hearing Board Decision and Order, it shall be removed from the Zoning Relief information.
  - b. The variance from the requirement to provide shade trees within parking areas shall reference §27-2007.J, instead of §7-2007.J.
6. §22-308.C – The Applicant has requested a waiver to permit one submission for preliminary and final land development approval.
7. §22-403.D(3) – The Applicant has requested a partial waiver to permit a corner sight distance triangle of 50 feet, where 75 feet is required. The building is proposed approximately 0.5 feet from the property corner at the intersection of East Elm and Poplar Streets. We defer review of the sight distance at the intersection to the Borough's Traffic Engineer. Also, the required and available sight distance information shall be returned to the Preliminary/Final Land Development Plan, Sheet 3.
8. §22-403.E – The plans shall be revised to show the full width mill and overlay of Poplar Street within the limits of the property frontage.
9. §22-404.2.A - The Applicant has requested a waiver to permit the proposed driveways and driveway curb cuts within front yard setbacks. Based on the access to the lot, we support this waiver request.
10. §22-404.2.G & J – The Applicant has requested a waiver from the requirement to provide minimum 20 foot wide driveway widths for multifamily developments. The plans propose an 18.6 foot wide one-way driveway entrance from East Elm Street and a 16 foot wide one-way driveway exit onto Poplar Street. The vehicle used for the turning movements shown on the Grading and Utility Plan, Sheet 4, shall be identified on the plan and the vehicle entering the East Elm Street driveway from the east shall be removed since East Elm Street operates as a one-way roadway in this area.

11. §22-404.3.B – The locations of curb, support structures within the garage, and line striping within the parking level shall be clarified since they are shown similarly on the plans. We recommend this information and a related legend be provided on the Grading and Utility Plan, Sheet 4.
12. §22-404.3.E – This section requires lighting facilities be arranged so that they neither unreasonably nor unnecessarily disturb occupants of adjacent residential properties nor interfere with traffic by either location or glare. Additional information shall be provided on the Details Sheet 1, Sheet 6, to confirm these requirements are met, including:
  - a. Shields shall be provided for the Type A lights proposed nearest the building's exterior walls to reduce light spill over and match the light patterns shown stopping at the walls. Also, the quantity of Type A lights referenced in the Lighting Schedule shall be updated to match the 33 Type A lights shown in the Parking Level Lighting Detail.
  - b. Illumination levels for the Type B and C lights shall be labeled in the Parking Level Lighting Detail.
  - c. The Type D illumination levels shown in the Parking Level Lighting Detail and information provided in the Lighting Schedule does not match the manufacturer's photometric report and shall be clarified.
13. §22-404.3.F.(2) – Rendering associated with the Conditional Use Decision show a decorative wall with openings surrounding the parking lot level. Information shall be provided to confirm whether the wall will comply with the 48 inch height and continuous screening requirements of this section or a waiver would be required.
14. §22-404.3.F.(7) – Due to the limited backup space, a turning movement diagram shall be added to the Grading and Utility Plan, Sheet 4, showing egress from proposed parking space 42 to confirm whether sufficient circulation and access is provided to include this parking space. The vehicle used for the requested diagram shall be identified on the plan.
15. §22-404.3.G – The Applicant has requested a waiver to permit curb radii less than the minimum required 5-foot radius. The plans propose curb radii ranging from 1 to 2.5 feet within the parking garage to maximize the number of parking spaces.
16. §22-405-1.D – Additional detailed grading information shall be provided to confirm the sidewalk is continuous across the driveways as required. This shall include additional spot elevations to confirm the slope requirements identified in the Type 1A Driveway Apron detail provided on the Detail Sheet 2, Sheet 7, are met, including where the driveway apron and sidewalk meet and locations associated with the flares.
17. §22-405.1.F – The Applicant has requested a waiver to allow the use of porous pavers and the silva cell system in lieu of concrete for the public sidewalks along East Elm and Poplar Streets. Since it is the Borough staff's recommendation to no longer support the installation of pavers within areas subject to flooding, we would not support the use of pavers on this project. We recommend any waiver related to the use of the silva cell system be subject to the Applicant agreeing to permanently maintain the silva cell system and rubberized tree grates and details being provided indicating how existing and proposed utilities would be supported and installed through the silva cell system. Also, the location/limits and a detail for the rubberized tree grates referenced in the response letter shall be added to the plans.
18. §22-405.2 – The proposed limits of curb and sidewalk removal and replacement shall be extended to the entire site frontage since the curb ramp at the corner of East Elm and Poplar Streets is requested to be replaced per the comment below and a utility connection is proposed south of the proposed limit along Poplar Street.
19. §22-409 – We offer the following comments with respect to the proposed grading shown in the Enlarged View on the Details Sheet 1, Sheet 6:
  - a. The grading within accessible parking space 17 shall be revised to provide maximum cross and longitudinal slopes of 1:48.

- b. The grading within the access aisles adjacent to the accessible parking spaces shall be revised to provide maximum cross and longitudinal slopes of 1:48 for the entire length of the parking spaces they serve. The ramps proposed within the access aisle shall be removed and revised accordingly. The 3" CIP proposed within the access aisle shall be removed and the adjacent curb and grading revised to provide positive drainage.
  - c. The rectangles depicted between parking spaces shall be labeled for clarity. In the event they represent support structures within the garage level, the plans shall be revised to address their drainage impacts since they would prevent positive drainage and trap water flow throughout the garage level. We note the response letter indicates anticipated drainage would only be from snow melt and rain runoff from the vehicles; however, a signification portion of the garage level is located within the 100-year floodplain.
  - d. The full height curb spot elevation of 61.80 and 61.10 feet located within the East Elm Street driveway entrance shall be revised to match with the proposed depressed curb and provide positive drainage along the curbline.
  - e. The top of grate elevation of 91.91 feet indicated for the existing inlet located near the northwest corner of the subject property shall be corrected to match with the surrounding elevations.
  - f. A proposed 58 foot contour shall be provided in the vicinity of YD 3.
  - g. Top and bottom of curb elevations shall be added to the interiors of the curb islands at the East Elm and Poplar Street driveways to confirm the proposed limits of full height curb and transitions to the sidewalks.
  - h. Detailed grading shall be provided for each curb ramp, including replacement of the curb ramp at the site corner of the East Elm and Poplar Streets intersection with a separate curb ramp for each crossing direction. Revised line striping shall also be provided, including crosswalk striping in accordance with the requirements of Section §22-405.1.E.
  - i. Information shall be provided to indicate how proposed grading would tie into existing grades at the property boundaries, including existing grading and drainage pattern information along the property lines.
20. §22-409.2 – The Applicant has requested a waiver to permit grading within 3 feet of the property lines, which we support since the existing and proposed buildings are located within 3 feet of the property lines.
21. §22-410 – We offer the following general comments related to stormwater management:
- a. Based on its proposed location within an enclosed trash facility room, we recommend the proposed Type M inlet be replaced with a manhole to limit the amount of sediment, oil, and other debris entering the Borough's storm sewer system. A related detail shall be added to the plans.
  - b. A detail shall be provided to clarify how the roof leaders are proposed to tie into the storm structure within the trash facility room inlet by means of vertical down pipe.
  - c. Based on the proposed slope and top of grate elevation, the proposed 58.75 foot invert for the Type M inlet shall be revised to 52.75 feet.
22. §22-410.4.A – All storm sewer pipe shall be reinforced concrete pipe or equivalent and the minimum allowable pipe size is 18 inches. A waiver would be required to permit the proposed 3" CIP, 8" CIP, and 15" HDPE within the site.
23. §22-412 – Based on the Fire Marshal review letter dated April 8, 2021, the plans shall be revised to indicate the overhead utility wires will be relocated underground to create unobstructed fire department aerial access on both Elm and Poplar Streets. The Applicant shall coordinate with the necessary utility providers regarding removal of the existing utility poles shown along the property frontages. The utility poles shall be indicated as to be removed and the proposed utility locations shall be identified on the plans.

24. §22-417 – The limit of disturbance with associated square footage, rock construction entrance, and spot elevations with courtyard to confirm positive drainage to the proposed yard drain, shall be returned the Erosion and Sedimentation Control Plan, Sheet 5.
25. §22-419 – Monumentation shall be added to all property corners in accordance with the requirements of this section with the locations shown on the Preliminary/ Final Land Development Plan, Sheet 3; offset monumentation shall be provided where necessary due to the location of the proposed building.
26. §22-421 – We offer the following comments related to the landscape design:
  - a. We recommend Borough Council discuss whether the proposed landscaping is sufficient to address the Conditional Use Decision condition requiring the Applicant to provide plantings, planters, or other landscaping elements around the perimeter of the project.
  - b. We defer to the Borough for approval of the proposed planters and benches located along the property frontage, as detailed on the Landscape and Lighting Plan, Sheet 8.
27. §22-421.4 – The Applicant has requested a partial waiver to permit the required street trees to be located within the rights-of-way. We support this waiver request, conditioned upon the Applicant agreeing to maintain the trees, PennDOT's acceptance of the trees proposed within the East Elm Street right-of-way, and the Landscape and Lighting Plan, Sheet 8, being revised to include the 10 required street trees.
28. §22-421.5 – The Applicant has requested a waiver from the requirement that each multifamily development is required to have 6 foot high screening as a necessary safeguard to the character of an adjacent area.
29. §22-421.6 – The Applicant has requested a partial waiver from the requirement to provide pedestrian lighting along the streets, to provide pedestrian lighting only on the site sides of the streets rather than both sides of the streets. Illumination levels for the Type E lights shall be added to the Parking Level Lighting Detail to confirm whether the proposed impact to pedestrian level lighting would be sufficient or whether a different light shall be proposed. Also, the proposed mounting height of Light D shall be provided to confirm it does not exceed 12 feet, including the foundation.
30. §22-422 – We recommend the Applicant extend the sidewalk within the west side of the Poplar Street right-of-way to provide direct access for residents to the nearby Schuylkill River Trail.
31. §22-804 – The Applicant is required to dedicate 10% of the total site area to the Borough for park and recreational use. Based on the limited site area, we recommend the Applicant coordinate with the Borough Solicitor regarding a fee in lieu of providing park and recreational facilities.

C. General Comments

We offer the following general comments:

1. The Applicant shall obtain all required approvals, permits, etc. (e.g., Fire Marshal, Conshohocken Borough Sewer Authority, MCPC, MCCD, Aqua, PennDOT, etc.). Copies of these approvals and permits shall be submitted to the Borough of Conshohocken and our office.
2. The parking lot layout is proposed with two dead ends. Per the Zoning Hearing Board Findings of Fact, each unit will be assigned one parking space and the remaining spaces will be available on a first come, first serve basis. The related note provided on the Preliminary/Final Land Development Plan, Sheet 3, shall be revised to reference spaces 35 through 42, instead of 37 through 42, to provide 21 assigned parking spaces and address our request for those parking spaces to be assigned along the dead end rows.
3. An approximate 3 foot gap is shown between the proposed building and existing buildings on adjacent properties. Information shall be provided on the plans to confirm that the existing structures will not be

negatively impacted, to indicate what is proposed between the structures, and to clarify how the area will be maintained.

4. The response letter indicates the Applicant will be granting maintenance access easements to the adjacent properties where needed. The plans shall be revised to show the limits, metes, and bounds of the proposed easements and information provided to the satisfaction of the Borough Solicitor.
5. The Handicap Parking detail on Detail Sheet 1, Sheet 6, shall be revised to indicate a 5 foot width for the access aisle and identify the Handicap Parking Sign detail as being located on Sheet 7. Also, the locations of the proposed bumper blocks shall be shown in plan views or removed from the Perpendicular and Handicap Parking details provided on the Detail Sheet 1, Sheet 6.
6. The depressed curb label for the East Elm Street driveway shall be revised to match the width shown in plan view.
7. A detail for "No Parking Here to Corner" sign shall be added to the plans.
8. We defer review of the proposed car lifts to the Borough's Building Code Official.

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

Sincerely,



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

KMM/ve

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



# BOROUGH OF CONSHOHOCKEN

*Fire Marshal*

**MAYOR**  
Yaniv Aronson

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

---

Stephanie Cecco  
Borough Manager

---

Date: December 23, 2021

To: Stephanie Cecco, Borough Manager

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

Re: Fire Marshal Review  
261-263 East Elm Street  
Preliminary/Final Land Development

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

- Craft Custom Homes, LLC 261-263 E. Elm Street, (8 sheets) prepared by Vastardis Consulting Engineers, LLC, dated November 25, 2020, last revised October 23, 2021.

The following comments are presented:

1. Sheet #3 and #4: relocate overhead utility wires to underground to create unobstructed fire department aerial access on both East Elm Street and Poplar Street. Remove existing utility poles.

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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

SCOTT FRANCE, AICF  
EXECUTIVE DIRECTOR

June 22, 2021

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

Re: MCPC #21-0081-002  
Plan Name: 261-263 East Elm Street (Condominiums)  
(21 dwelling units/19,753 sq. ft./approximately 0.45 acres)  
Situating: East Elm 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," in as requested by documentation submitted by the borough on May 21, 2021. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Craft Custom Homes, LLC has submitted a land development plan for the redevelopment of an industrial site into a 21-unit, 4-story residential building with a roof deck and a surface parking area underneath the building situated on a 0.45-acre development tract. The tract currently consists of a surface parking lot along East Elm Street and an industrial building occupied by several commercial uses, all of which will be demolished. The submission includes architectural interior plans and illustrations, which represent the building facades from various orientations. The plan proposes stormwater management and landscape improvements for a site that is almost entirely impervious. The redevelopment tract consists of Tax Parcels #05-00-02200-009 and #05-00-02196-004, and is situated in the Limited Industrial (LI) Zoning District and BR-2 Zoning District, and within the Residential Overlay (RO) District. The development site lies immediately north of SEPTA's Norristown/Manayunk Regional Rail line and the Schuylkill River Trail. The proposal was submitted prior to the repeal of the Residential Overlay District provisions by the borough council on January 20, 2021. The Residential Overlay permitted the development of multifamily housing units within the Limited Industrial District by conditional use and provided for various housing types and dimensional regulations.

The regulations permitted a maximum of 33 dwellings units per acre. In a decision of January 2021, the Borough Council deleted in its entirety the RO District for the LI Zoning District.



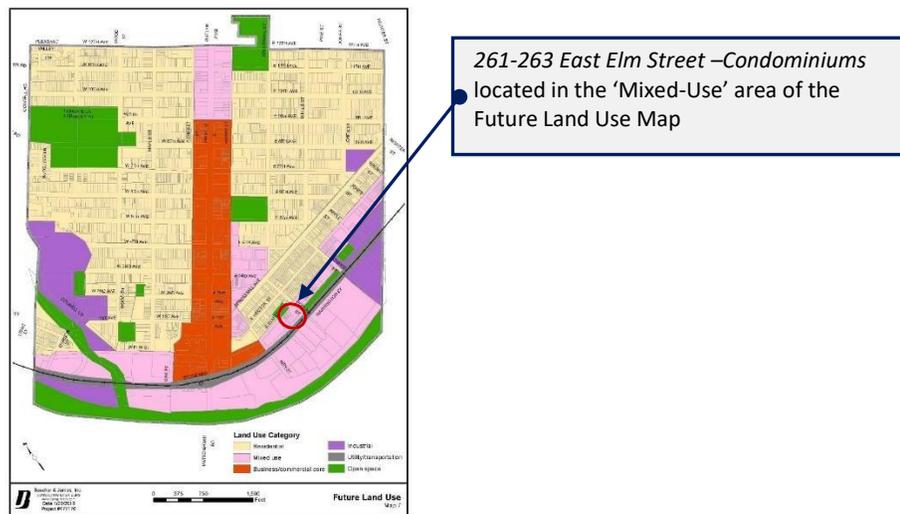
In a letter dated March 29, 2021, the Planning Commission provided Conditional Use review comments to the borough in which we supported the redevelopment proposal and offered several comments on several site planning issues. On June 2, 2021 the Borough Council granted Conditional Use approval, subject to certain conditions. The applicant’s submitted land development plan dated November 25, 2020 and accompanying notes indicate that fourteen variances and eight waivers are requested from the Borough of Conshohocken Zoning Code and its Subdivision and Land Development Ordinance.

**CONSISTENCY WITH THE COUNTY AND BOROUGH PLANS**

**Consistency with *Montco 2040- A Shared Vision***

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

**Consistency with Conshohocken Comprehensive Plan Update, June, 2018**



*Conshohocken Borough Future Land Use Map, 2018*

The redevelopment proposal appears compatible with the borough’s future land use vision for this area as stated in the 2018 Comprehensive Plan and in Chapter Five’s Future Conditions, Land Use Map #7. The future land use designation (according to the map shown below) is for a ‘Mixed-Use’ area. The goal for ‘Mixed-Use’ area, according to the plan, is “to provide for the development and redevelopment of properties which

incorporate a variety of land uses which are a complementary mix including residential, retail, commercial, employment, civic and entertainment uses in close proximity - sometimes in the same building.”

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the redevelopment of the site as a multi-family residential building. We believe our recommendation is supported by both the county’s and the borough’s comprehensive plans and their land use vision for the redevelopment of this area. The conditions placed on the site’s development with the Conditional Use decision appear to address many of our site planning concerns raised in the March 29, 2021 review letter. We offer several comments on issues that we believe could improve the development of the site and promote safer streets along the perimeter of the site development. These are discussed in the following comments.

## COMMENTS

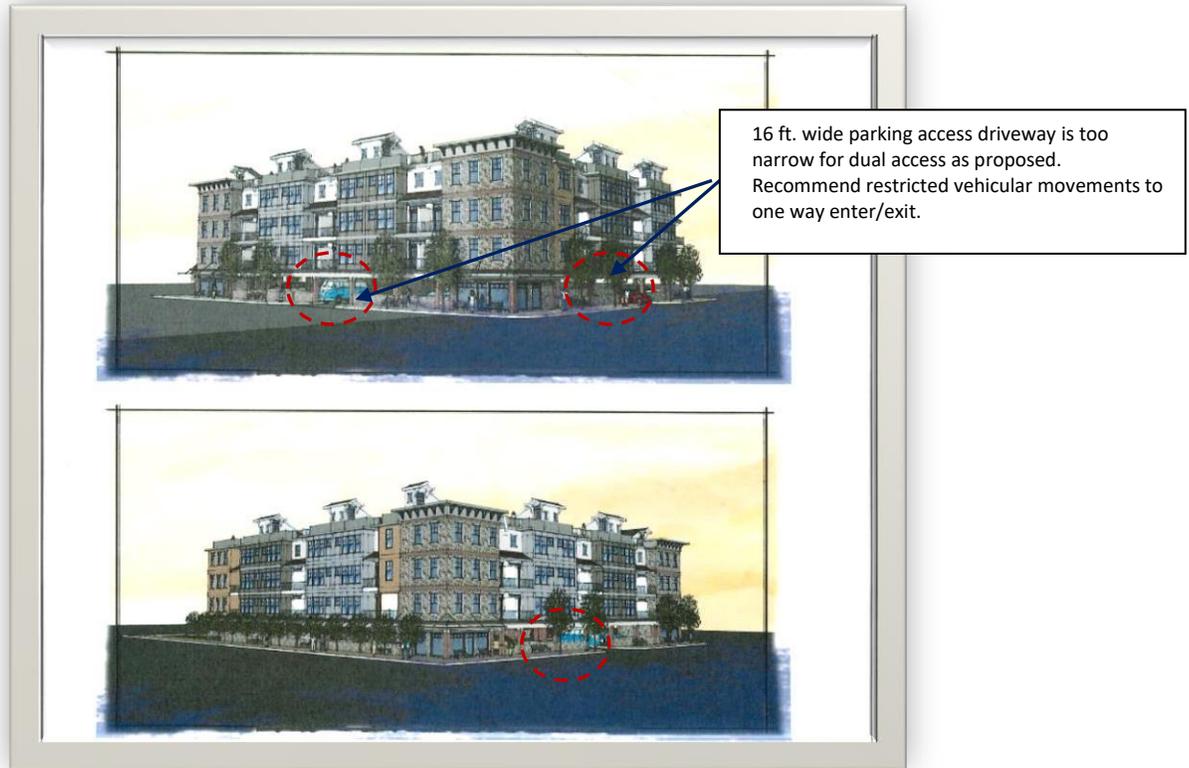
### 1. **Pedestrian & Cyclist Safety along East Hector and Poplar Street.**

As expressed in our March 2021 review letter, we remain concerned, about the safety of pedestrians and cyclists along the perimeter of the site’s redevelopment. We are especially concerned about the visibility of vehicles entering and exiting from the parking underneath the structure. The site’s principal entrance fronts a very active East Hector Street, with thru traffic, pedestrians along the sidewalks and cyclists traveling to and from the Schuylkill River Trail. A flashing motion activated ‘Caution- Vehicles Exiting’ warning sign is needed along both streets to warn pedestrians and cyclists along the building’s facades. In addition, the submitted land development plan (November 25, 2020) does not provide crosswalks, pedestrian-scale lighting and other related measures that address pedestrian safety issues. We recommend the applicant provide a revised plan that provides safety improvements and addresses the conditions placed upon the development by Borough Council for pedestrian-scale lighting.

### 2. **Vehicular Ingress/Egress to the Surface Parking Area under the Building.**

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

*Development at East Elm Street and Poplar Street*



**3. Designated 'Grass/Landscape Courtyard'**

The plan shows a 'Grass/Landscape Courtyard' area designated in the back of the building, surrounded on three sides by the Fine Grinding Corp. building. This appears to be an industrial use and it is not part of this development. Condition #5 of the Conditional Use decision states that subject to the approval of the Borough Fire Marshall, the grass/landscape courtyard will serve as an emergency ingress/egress to the site. Access to the courtyard appears to be outside the control of the applicant and is restricted by buildings on all three sides. The borough should ensure that access to the courtyard is feasible and an access easement agreement between the applicant and the surrounding property owner should be recorded with the final plan.

**CONCLUSION**

The Montgomery County Planning Commission generally supports the redevelopment as a multi-family residential building and we recommend the borough address to its satisfaction the above mentioned review comments. Please note that any recommendations contained in this report are advisory to the borough and final disposition for the approval of any proposal will be made by the borough.

Please be aware that the MCPC #21-0081-002 has been set aside for the applicant' plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

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

Sincerely,



Barry W Jeffries, ASLA, Senior Design Planner  
[bjeffrie@montcopa.org](mailto:bjeffrie@montcopa.org) - 610-278-3444

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

Attachments: Aerial Plan  
Site Plan



261-263 East Elm Street  
MCPC #210081001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 3011 • Norristown, PA 19384-0311  
P: 610.278.3722 • F: 610.278.3945  
www.montcopa.org/planning  
Aerial photography provided by ViewMap.





BCON20021

January 21, 2022

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

**RE: Traffic Engineering Review  
261-263 East Elm Street (State Route 3058)**

Dear Ms. Cecco:

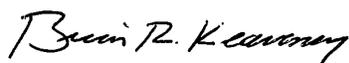
We have completed our review of the revised materials submitted for the referenced land development. The submission consisted of the Preliminary/Final Land Development Plan Set, last revised 10/23/21, prepared by Vastardis Consulting Engineers. We offer the following comments for your consideration:

1. **§27-824** - Traffic Impact Study - Although a traffic impact study is technically not required, the applicant has agreed to perform a traffic analysis within 6 months of 75% occupancy of the site. This analysis will determine whether adjustment to the traffic flow entering and/or exiting the development are necessary.
2. **§22-403** – Streets - The applicant has provided additional ‘No Parking’ signs along Poplar Street as requested.
3. **§22-403** – Streets - The applicant is requesting a partial waiver from the corner sight distance requirement. The applicant should clarify the location of the limited sight distance and provide additional information outlining why the required sight distance is not achievable. The plans should be updated to show available sight distance at both the intersection of E. Elm Street and Poplar Street, and the site driveways.
4. **§22-501** - Required Improvements - The applicant should confirm with the Pennsylvania Department of Transportation if a Highway Occupancy Permit is required for the site driveway to E. Elm Street.

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

Very truly yours,

**PENNONI ASSOCIATES INC.**



Brian R. Keaveney, PE, PTOE  
Transportation Division

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

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

January 13, 2022

BCONS 20019

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

**RE: Zoning Review  
261-263 Elm Street – Preliminary/Final Land Development Application**

Dear Ms. Cecco:

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

- “*Craft Custom Homes, LLC 261-263 E. Elm Street,*” (8 sheets) prepared by Vastardis Consulting Engineers, LLC, dated November 25, 2020, last revised October 23, 2021.

The applicant, Craft Custom Homes, LLC, proposes to redevelop the subject property, located at the southwest corner of E. Elm Street and Poplar Street. The property is mostly located in the LI - *Limited Industrial* zoning district, with a small portion of the property in the BR-2 - *Borough Residential District Two*. The portion of the property located in the LI district is eligible to be developed under the Residential Overlay District. The property is currently developed with a warehouse building housing a mix of commercial uses, along with an adjacent parking lot with driveways on both E. Elm Street and Poplar Street. The applicant proposes to demolish the existing site improvements and construct a 21-unit residential building with parking located on the ground level below the building. The property is located in the Floodplain Conservation District and redevelopment of the property would be subject to all local, state, and federal floodplain requirements.

The applicant was granted conditional use approval for the following sections of the Borough Zoning Ordinance per the Order dated June 2, 2021:

- §27-1901-B – To permit a residential development utilizing the Residential Overlay District.
- §27-1903-B.11 – To permit a building height of 45 feet.

The applicant was granted zoning relief for the following sections of the Borough Zoning Ordinance per the order dated August 26, 2021:

- §27-1714.1.A - In order to a construct a new building in the 100- year flood plain.
- §27-1903-B.2 - To exceed the allowable maximum permitted dwelling unit density of 33 units per acre.
- §27-1903-B.3.A-C - To provide relief from the district’s front, side, and rear yard setback standards.
- §27-1903-B.4 - To exceed the allowable maximum building coverage of 40%.
- §27-1903-B.6 - To allow the proposed parking setback to be less than the minimum 10-foot setback from property lines.
- §27-1903.B.9 - To allow for the parking to be located under the building rather than the rear yard of the parcel.
- §27-1903.B.12 - To develop a parcel that does not comply with the minimum tract area for the district.
- §27-1904-B.1-5 - To provide partial relief from the screening, buffering, and street tree regulations of the ordinance.

- §27-2007.F.1-3 - To provide relief from the required buffer strip.
- §27-2007.H - To provide relief from the required curbed planting strips.
- §27-2007.J - To provide relief from the requirement of providing shade trees within parking areas.
- §27-820.C-F - To provide relief from the large truck collection access and setback requirements as listed in the ordinance.
- §27-1404.4.A-C - To provide partial relief from the requirements of shade trees along public streets, landscaping of the front yards adjoining residential districts, side and/or rear yard buffers when adjoining residential districts.
- §27-1102 – To permit the proposed multi-family building use in the BR-2 zoning district.
- §27-1105 – To permit relief from the dimensional standards of the BR-2 zoning district.

The plans are in general conformance with Chapter 27 - *Zoning* of the Conshohocken Borough Code and the referenced zoning relief with the following conditions:

1. The applicant has revised the plan to provide the required 42 ground level parking spaces; however vehicle movement out of some of the parking spaces looks challenging. The applicant will need to demonstrate to the satisfaction of the Borough Engineer that vehicles can circulate in the parking lot and access all proposed parking spaces.
2. Although the proposed development will reduce the impervious coverage on the property, the LI district zoning compliance table indicates an increase of impervious coverage from 98% to 98.5%. The table is to be updated to reflect the reduction of impervious coverage.
3. The applicant will be required to comply with the terms of Part 17 - *Floodplain Conservation District* of the Borough Zoning Code, including but not limited to:
  - a. Submission to FEMA for a Letter of Map Revision (LOMR) within six months of the completion of any new construction, development, or other activity resulting in changes in the base flood elevation. (§27-1723.1.B)
  - b. Elevation and Floodproofing Requirements per §27-1724.
  - c. Design and Construction Standards per §27-1726.
  - d. Obtaining a Floodplain Development Permit. (§27-1732)
4. In accordance with §27-1722.3, the applicant is informed that the variance granted from the terms of the Borough floodplain ordinance in connection with the subject development may result in increased premium rates for flood insurance and may increase risks to life and property.

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

Sincerely,



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

EPJ/adg