



# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

**MAYOR**

Yaniv Aronson

**BOROUGH COUNCIL**

Tina Sokolowski, President  
Kathleen Kingsley, Vice-President  
Anita Barton, Senior Member  
Alan Chmielewski, Member  
Stacy Ellam, Member  
Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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## **FEBRUARY 13, 2025 PLANNING COMMISSION MEETING PACKET**

Prelim-Final Minor Subdivision and Waiver of LD Application for the Italian Bakery  
Prelim-Final Minor Subdivision and LD Application for 440 E 9<sup>th</sup> Ave

Page 2  
Page 132

BOROUGH OF CONSHOHOCKEN  
MONTGOMERY COUNTY, PENNSYLVANIA

APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

To be completed by the Borough:

Submission Information:	
File Number: <u>LD-2024-08</u>	File Date: <u>12/13/24</u>
Project Title: <u>Conshohocken Italian Bakery</u>	Date Complete: <u>12/20/24</u>
Received By: <u>B. Rogers</u>	90 Day Date: <u>Waived</u>

REQUIRED MATERIALS FOR ALL LAND DEVELOPMENT/SUBDIVISION APPLICATIONS

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

Applicant Information:

Name: LaFamiglia I, LP  
Address: 79 Jones Street  
Conshohocken, PA  
Phone: 610-304-0290  
Fax: \_\_\_\_\_  
E-Mail\*: breadboys@aol.com tina@conshybakery.com

Property Owner Information (if different):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail\*: \_\_\_\_\_

Architect/Planner: \_\_\_\_\_  
Address: \_\_\_\_\_  
E-mail\*: \_\_\_\_\_ Phone/Fax: \_\_\_\_\_

Engineer/Surveyor: Jack W. Shoemaker  
Address: 4383 Hecktown Road, Suite B, Bethlehem, PA 18020  
E-mail\*: mmaltese@firstorderllc.net, jshoemaker@firstorderllc.net Phone/Fax: 610-365-2907

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

Attorney: Judith P. Rodden, Esquire - Pozzuolo Rodden Pozzuolo. P.C.  
Address: 2033 Walnut Street, Philadelphia, PA  
E-mail\*: judy@pozzuolo.com Phone/Fax: 215-977-8202 / 215-977-9663

\*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): **603, 607, 613 Spring Mill Avenue, 79 & 83 Jones Street**

Tax Assessment Parcel No. 05-00-09756-00-4, 05-00-09764-00-5, 05-00-06056-00-5, 05-00-09768-00-1, 05-00-06056-00-9 County Deed Book No. **5771** Page No. **2175**

Description of Proposed Work: **Consolidate PIDs 05-00-09756-00-4, 05-00-06056-00-5, 05-00-06056-00-9 into one tax parcel and subdivide portions of PID 05-00-09764-00-5, 05-00-09768-00-1 and 05-00-06056-00-9**

Total Tract Acreage: **0.5291** Project Acreage **0.5291**

Zoning District **BR-2** Existing Number of Lots: **5** Proposed Number of Lots: **3**

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

Other (Describe): **Italian Bakery**

Existing Sewer Flows: \_\_\_\_\_

Proposed Sewer Flows: \_\_\_\_\_

**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:

Section/Requirement:

Relief Requested:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

Michael Serrano

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

Signature of Applicant

12-13-2024

\_\_\_\_\_  
Date

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.

Michael Serrano 12-13-2024  
Applicant signature                      date

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

Borough Use Only:

<input type="checkbox"/> Filing Fee	Amount \$ _____	Check No. _____
<input type="checkbox"/> Pre-Construction Professional Services Escrow	Amount \$ _____	Check No. _____

Decision Information:

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

Comments/Conditions:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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).

Michael Semme  
Applicant signature

12-13-2024  
Date

Brittany Rogers  
Received by (Borough)

12/14/24  
Date

BOROUGH OF CONSHOHOCKEN  
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT  
FOR PROFESSIONAL REVIEW FEES

SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

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

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

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

Signed Michael Sambone Date: 12-13-2024  
Applicant

BOROUGH OF CONSHOHOCKEN  
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT  
FOR PROFESSIONAL REVIEW FEES

PRE-SUBMISSION MEETING

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

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

Signed Michael Amore Date: 12-13-2024  
Applicant

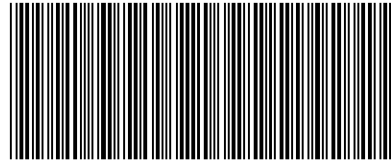




RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Nancy J. Becker*

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

DEED BK 5771 PG 02175 to 02187  
INSTRUMENT # : 2010053816  
RECORDED DATE: 06/30/2010 09:14:31 AM



1677975-0010-

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE


Page 1 of 13

<b>Document Type:</b> Deed	<b>Transaction #:</b> 1584659 - 3 Doc(s)																
<b>Document Date:</b> 06/24/2010	<b>Document Page Count:</b> 12																
<b>Reference Info:</b>	<b>Operator Id:</b> sford																
<b>RETURN TO:</b> (Pickup)	<b>SUBMITTED BY:</b>																
<p><b>* PROPERTY DATA:</b></p> <table border="0"> <tr> <td>Parcel ID #:</td> <td>05-00-05456-00-2</td> <td>05-00-09752-00-8</td> <td>05-00-09756-00-4</td> </tr> <tr> <td>Address:</td> <td>440 E HECTOR ST</td> <td>545 SPRING MILL AVE</td> <td>603 SPRING MILL AVE</td> </tr> <tr> <td>Municipality:</td> <td>PA Conshohocken Borough (100%)</td> <td>PA Conshohocken Borough (0%)</td> <td>PA Conshohocken Borough (0%)</td> </tr> <tr> <td>School District:</td> <td>Colonial</td> <td>Colonial</td> <td>Colonial</td> </tr> </table>		Parcel ID #:	05-00-05456-00-2	05-00-09752-00-8	05-00-09756-00-4	Address:	440 E HECTOR ST	545 SPRING MILL AVE	603 SPRING MILL AVE	Municipality:	PA Conshohocken Borough (100%)	PA Conshohocken Borough (0%)	PA Conshohocken Borough (0%)	School District:	Colonial	Colonial	Colonial
Parcel ID #:	05-00-05456-00-2	05-00-09752-00-8	05-00-09756-00-4														
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Municipality:	PA Conshohocken Borough (100%)	PA Conshohocken Borough (0%)	PA Conshohocken Borough (0%)														
School District:	Colonial	Colonial	Colonial														
<b>* ASSOCIATED DOCUMENT(S):</b>																	

<b>CONSIDERATION/SECURED AMT:</b>	<b>\$1,690,000.00</b>
<b>FEES / TAXES:</b>	
Recording Fee:Deed	\$65.00
Additional Pages Fee	\$16.00
Additional Parcels Fee	\$66.50
Additional Names Fee	\$1.00
Affordable Housing Pages	\$16.00
Affordable Housing Names	\$1.00
Affordable Housing Parcels	\$3.50
State RTT	\$16,900.00
Conshohocken Borough RTT	\$8,450.00
Colonial School District RTT	\$8,450.00
<b>Total:</b>	<b>\$33,969.00</b>

DEED BK 5771 PG 02175 to 02187  
Recorded Date: 06/30/2010 09:14:31 AM

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



*Nancy J. Becker*  
Nancy J. Becker  
Recorder of Deeds

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

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



Prepared by:  
Judith P. Rodden, Esquire  
Pozzuolo Rodden, P.C.  
2033 Walnut Street  
Philadelphia, PA 19103

RECORDER OF DEEDS  
MONTGOMERY COUNTY

2010 JUN 30 AM 8:50

Record and return to:  
Fidelity Abstract Agency  
1415 Route 70 East  
Suite LL5  
Cherry Hill, NJ 08034

Parcels:

- 05-00-06056-005
- 05-00-06052-009
- 05-00-05456-002
- 05-00-09752-008
- 05-00-09756-004
- 05-00-09764-005
- 05-00-09768-001
- 05-00-09776-002

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-06056-00-5 CONSHOHOCKEN  
79 JONES ST  
MANZE FRANK & DOMENICO GAMBONE \$10.00  
B 041 U 031 L 3321 DATE: 06/30/2010 JO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-06052-00-9 CONSHOHOCKEN  
83 JONES ST  
MANZE FRANK F & DOMENIC GAMBONE \$10.00  
B 041 U 030 L 3321 DATE: 06/30/2010 JO

DEED

Frank Manze, a/k/a Frank F. Manze, a/k/a Frank Mause  
and  
Domenico Gambone, a/k/a Dominic Gambone, Co- partners

to

LAFAMIGLIA I, L.P.,  
A Pennsylvania limited partnership

12/6

RECEIVED JUN 30 2010

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-05456-00-2 CONSHOHOCKEN  
440 E HECTOR ST  
GAMBONE DOMENICO & MANZE FRANK \$10.00  
B 023 U 025 L 1101 DATE: 06/30/2010 JO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-09764-00-5 CONSHOHOCKEN  
607 SPRING MILL AVE  
GAMBONE DOMENICO & MAUSE FRANK \$10.00  
B 041 U 027 L 1101 DATE: 06/30/2010 JO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-09752-00-8 CONSHOHOCKEN  
545 SPRING MILL AVE  
GAMBONE DOMENICO & MANZE FRANK \$10.00  
B 038 U 013 L 4100 DATE: 06/30/2010 JO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-09768-00-1 CONSHOHOCKEN  
613 SPRING MILL AVE  
GAMBONE DOMINIC & MANZE FRANK CO-P \$10.00  
B 041 U 026 L 1101 DATE: 06/30/2010 JO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-09756-00-4 CONSHOHOCKEN  
603 SPRING MILL AVE  
GAMBONE DOMINIC & FRANK MANZE \$10.00  
B 041 U 029 L 1101 DATE: 06/30/2010 JO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-09776-00-2 CONSHOHOCKEN  
617 SPRING MILL AVE  
GAMBONE DOMENICO & MANZE FRANK \$10.00  
B 041 U 024 L 1101 DATE: 06/30/2010 JO

**DEED**

**THIS INDENTURE made this 24<sup>th</sup> day of June, 2010.**

**BETWEEN**

**FRANK MANZE, a/k/a FRANK F. MANZE, a/k/a FRANK MAUSE AND DOMENICO GAMBONE, a/k/a DOMINIC GAMBONE, Co-Partners, each being a 50% partner of that certain Frank Manze and Domenico Gambone Partnership, a Pennsylvania General Partnership (hereinafter referred to as "Grantors") of the one part; and**

**LAFAMIGLIA I, L.P., a Pennsylvania Limited Partnership (hereinafter referred to as "Grantee") of the other part,**

**WITNESSETH** that the said Grantor for and in consideration of the sum of One Million six Hundred and Ninety Thousand (\$1,690,000.00) Dollars, lawful money of the United States of America, unto the said Grantors well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the Grantee, its successors and assigns.

**ALL THAT CERTAIN** lots or pieces of ground with the buildings and improvements thereon erected,

**BEING KNOWN** as 79 Jones Street, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania and being Tax Parcel No. 05-00-06056-005;

**BEING KNOWN AS** 83 Jones Street, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania and being Tax Parcel No.: 05-00-06052-009;

**BEING KNOWN AS** 440 Hector Street, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania and being Tax Parcel No.: 05-00-05456-002;

**BEING KNOWN AS** 545 Spring Mill Avenue, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania and being Tax Parcel No.: 05-00-09752-008;

**BEING KNOWN AS** 603 Spring Mill Avenue, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania and being Tax Parcel No.: 05-00-09756-004

**BEING KNOWN AS** 607 Spring Mill Avenue, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania and being Tax Parcel No.: 05-00-09764-005

**BEING KNOWN AS** 613 Spring Mill Avenue, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania and being Tax Parcel No.: 05-00-09768-001

**BEING KNOWN AS** 617 Spring Mill Avenue, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania and being Tax Parcel No.: 05-00-09776-002



And more particularly described by the Legal Descriptions for each Parcel which are attached as Exhibit "A" hereto and made a part hereof.

**TOGETHER**, with all singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premise 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 Grantors, as well at law as in equity, of, in, and to the same.

**TO HAVE AND TO HOLD** the lots or pieces of ground described above with the messuage or tenement thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto Grantee, and its successors and assigns, to and for the only purpose use and behoof of Grantee, and its successors and assigns, forever.


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

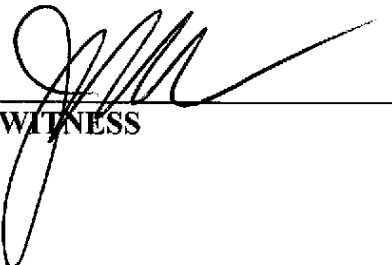
WARRANT and forever DEFEND.

**IN WITNESS WHEREOF**, the parties of the first part have hereunto set their hand and seal, dated the day and year first above written.

**SEALED AND DELIVERED  
IN THE PRESENCE OF US:**

  
WITNESS

  
FRANK MANZE, a/k/a  
FRANK F. MANZE a/k/a  
FRANK MAUSE

  
WITNESS

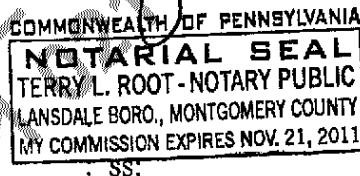
  
DOMENICO GAMBONE a/k/a  
DOMINIC GAMBONE

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Philadelphia : SS:

On this the 24 day of June, 2010, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared **FRANK MANZE, a/k/a FRANK F. MANZE, a/k/a FRANK MAUSE**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Terry L. Root  
NOTARY PUBLIC

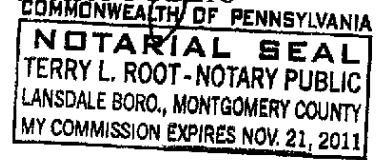


COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Philadelphia : SS:

On this the 24 day of June, 2010, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared **DOMENICO GAMBONE a/k/a DOMINIC GAMBONE**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Terry L. Root  
NOTARY PUBLIC



The address of the within Grantee is:  
LaFamiglia I, L.P.  
3111 Mill Road  
Norristown, PA 19402

On behalf of Grantee:  
Terry L. Root

**EXHIBIT "A"****PREMISE "A"****LEGAL DESCRIPTION****79 JONES STREET, CONSHOHOCKEN, PA****TAX PARCEL NO.: 05-00-06056-005**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northwest side of Hector Street (fifty feet wide), at the distance of forty eight feet measured North eighty five degrees, East along said side of Hector Street, from the northeast side of Jones Street (fifty feet wide), a corner of land conveyed to Frank S. Borkowski and Marie P., his wife; thence along said land, the two following courses and distances: (1) North five degrees, West fifty two feet to a point; (2) South eighty five degrees West, forty eight feet to a point on the northeast side of Jones Street; thence along said side of Jones Street, North five degrees West, sixty eight feet to a point in line of land of John Schlenker; thence along the same, North eighty five degrees, East sixty feet to a point; thence South five degrees East, one hundred twenty feet to a point on the northwest side of Hector Street; thence along said side of Hector Street, South eighty five degrees West, twelve feet to the first mentioned point and place of beginning.

BEING KNOWN AS 79 Jones Street, Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania.

BEING KNOWN AS Tax Parcel No. 05-00-06056-005.

BEING THE SAME PREMISES WHICH DiSanto Enterprises, Inc., a Pennsylvania corporation, by Deed dated February 8, 1983 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery on February 15, 1983 in Deed Book 4701 page 2059, granted and conveyed unto Frank Manze and Domenico Gambone, in fee.

**EXHIBIT "A"****PREMISE "B"****LEGAL DESCRIPTION****83 JONES STREET, CONSHOHOCKEN, PA****TAX PARCEL NO.: 05-00-06052-009**

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Jones Street, seventy one feet southeasterly from the southeasterly corner of said Jones Street and Spring Mill Avenue; thence extending North eighty one degrees, fifty six minutes East, forty two feet to a point; thence extending North eight degrees, four minutes West, seventy seven one-hundredths feet to a point, thence extending North eighty one degrees, fifty six minutes East. Eighteen feet to a point, being a corner of this land and a certain water course; thence extending along said water course, South eight degrees, four minutes East, forty nine and seventy seven one-hundredths feet to a point; thence extending South eighty one degrees, fifty six minutes West, sixty feet to the easterly side of Jones Street aforesaid; and thence extending along said side of said Jones Street, North eight degrees, four minutes West, forty nine feet to the place of beginning.

BEING KNOWN AS 83 Jones Street, Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania.

BEING KNOWN AS Tax Parcel No. 05-00-06052-009.

BEING THE SAME PREMISES WHICH Kathryn B. Lee, Executrix of the Last Will and Testament of Cora L. Beisel, deceased by Deed dates December 1, 1977 and recorded on December 1, 1977 in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 4262 page 188, granted and conveyed unto Frank F. Manze and Domenico Gambone, in fee.

**EXHIBIT "A"****PREMISE "C"****LEGAL DESCRIPTION****440 HECTOR STREET, CONSHOHOCKEN, PA****TAX PARCEL NO.: 05-00-05456-002**

ALL THAT CERTAIN lot or piece of land with the tenement or messuage thereon erected, situate in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Hector Street, at the distance of 40 feet westerly from the westerly side of Apple Street, thence extending northerly on a line at right angles to said Hector Street and passing through the middle of the partition wall between the house on this and the adjoining lot, 79 feet to a point, being a line of land conveyed by Fleming to Beneditti, thence extending along said land, westerly, on a line at right angles to said Apple Street; 32.77 feet to a point; thence extending southerly on a line at right angles to said Hector Street, 79 feet to the northerly side of said Hector Street; thence extending along said side thereof easterly 32.77 feet to the first mentioned point and place of beginning.

BEING KNOWN AS 440 Hector Street, Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania.

BEING KNOWN AS Tax Parcel No. 05-00-05456-002.

BEING THE SAME PREMISES WHICH Michael Fogel, also known as Michael J. Fogel and Jacqueline Fogel, also known as Jacqueline S. Fogel, by Deed dates June 28, 1991 and recorded on July 2, 1991 in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 4979 page 1942, granted and conveyed unto Domenico Gambone and Frank Manze, in fee.

**EXHIBIT "A"****PREMISE "D"****LEGAL DESCRIPTION****545 SPRING MILL ROAD, CONSHOHOCKEN, PA****TAX PARCEL NO.: 05-00-09752-008**

ALL THAT CERTAIN frame, messuage or tenement and two town lots or piece of land, situate in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, being Lots Nos. 251 and 252 in a plan of lots laid out on the farm of Issac Jones, deceased, bounded and described as follows:

BEGINNING at a stake on the southwest corner of Spring Mill Avenue and Jones Street, thence along the westerly side of said Jones Street southerly 120 feet to a stake; thence westerly parallel with Spring Mill Avenue 40 feet to a stake a corner of and late of William Penn Jones; thence by and along said land northerly parallel with said Jones Street 120 feet to Spring Mill Avenue aforesaid and along the southerly side thereof easterly 40 feet to the place of beginning.

BEING KNOWN AS 545 Spring Mill Road, Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania.

BEING KNOWN AS Tax Parcel No. 05-00-09752-008.

BEING THE SAME PREMISES WHICH Gregory J. Jacquot, by Deed dated October 19, 1984 and recorded on October 24, 1984 in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 4751 page 129, granted and conveyed unto Domenico Gambone and Frank Manze, as tenants in common, in fee.

**EXHIBIT "A"****PREMISE "E"****LEGAL DESCRIPTION****603 SPRING MILL AVENUE, CONSHOHOCKEN, PA****TAX PARCEL NO. 05-00-09756-004**

ALL THAT CERTAIN lot or piece of ground situate in Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner which is formed by the intersection of the southerly side of Spring Mill Avenue with the easterly side of Jones Street; thence along the easterly side of Jones Street South seventy one feet to a point a corner of land now or late of Joseph Ollinsky; thence eastwardly along the latter's land and parallel with Spring Mill Avenue forty one and seventy five one-hundredths feet to a point in line of land now or late of Joseph Matteo; thence along the same in a northerly direction through the middle of the partition wall of this and the house on the adjoining lot seventy one feet to the southerly side of Spring Mill Avenue; thence westwardly along the said side of Spring Mill Avenue forty one and seventy five one-hundredths feet to the point and place of beginning.

BEING KNOWN AS 603 Spring Mill Avenue, Borough of Conshohocken,  
County of Montgomery and Commonwealth of Pennsylvania.

BEING KNOWN AS Tax Parcel No. 05-00-09756-004.

BEING THE SAME PREMISES which Dorothy A. Jablonski, widow, by Deed dated March 30, 1994 and recorded on April 7, 1994 in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5074 page 159, granted and conveyed unto Dominic Gambone and Frank Manze, in fee.

**EXHIBIT "A"****PREMISE "F"****LEGAL DESCRIPTION****607 SPING MILL AVENUE, CONSHOHOCKEN, PA****TAX PARCEL NO. 05-00-09764-005**

ALL THOSE THREE ADJOINING CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, being Lots Nos. 344, 345 and 346, on a plan of lots laid out on the farm of Isaac Jones (the elder) deceased, bounded and described together as one lot as follows:

BEGINNING at a stake on the southerly side of Spring Mill Avenue, seventy-five and 8/10 feet easterly from Jones Street, and a corner of lot or strip of ground 15 and 8/10 feet wide running from Spring Mill Avenue to Hector Street and reserved as a water course; thence by and along the easterly side of said lot or strip of ground reserved as water course, southerly at right angles to said Spring Mill Avenue one hundred twenty feet to a stake; thence easterly parallel with said Spring Mill Avenue sixty feet to a stake and corner of Lot No. 347; thence by and along said lot northerly parallel with Jones Street one hundred twenty feet to Spring Mill Avenue, aforesaid; and along the southerly side thereof westerly sixty feet to the place of beginning.

Also, premises beginning at a point on the easterly line of the property which Thomas F. Kirdergan conveyed to John J. Prior to deed dated June 1, 1914, recorded at Norristown in Deed Book 717/116, said point being at the distance of ninety-one feet from the southerly side of Spring Mill Avenue and at the southerly line of a ten feet wide private alley laid out for the common use of the properties abutting thereon; thence along said lot South 8 degrees 4 minutes East twenty-nine feet to a point a corner; thence 81 degrees 56 minutes East forty feet to a point a corner of land now or late of John Q. Thomas; thence by said Thomas' land northerly parallel with the first course twenty-nine feet to a point in the southerly side of said ten feet wide alley; thence westerly along said alley forty feet to the place of beginning.

BEING KNOWN AS 607 Spring Mill Avenue, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania.

BEING KNOWN AS Tax Parcel No. 05-00-09764-005.

BEING THE SAME PREMISES which Edward F. Phipps, Executor of the Last Will and Testament of Helen E. Marwood, deceased, by Deed dated March 20, 1992 and recorded on March 24, 1992 in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5001, page 2130, granted and conveyed unto Domenico Gambone and Frank Mause, Co-Partners, in fee.



**EXHIBIT "A"****PREMISE "G"****LEGAL DESCRIPTION****613 SPRING MILL AVENUE, CONSHOHOCKEN, PA****TAX PARCEL NO. 05-00-09768-001**

ALL THAT CERTAIN message and lot or piece of ground situate in Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Spring Mill Avenue, at the distance of one hundred thirty five and eight tenths feet easterly from the easterly side of Jones Street, thence by other land John J. Prior, South eight degrees, for minutes East, eighty one feet to the northerly side of a ten feet wide private alley, which extends parallel to said Spring Mill Avenue, easterly into another private alley leading into Spring Mill Avenue; thence by said side of said alley, North eight one degrees fifty six minutes East, seventeen and seventy seven one hundredths feet to land of Martha English, thence northerly along said English's land, North eight degrees, four minutes West, the line being through the middle of a partition wall between the house on this land and the house on said English's land. Eighty one feet to the south side of said Spring Mill Avenue and along said side thereof, South eighty one degrees, fifty six minutes West, seventeen and seventy seven one-hundredths feet to the place of beginning.

BEING KNOWN AS 613 Spring Mill Avenue, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania.

BEING KNOWN AS Tax Parcel No. 05-00-09768-001.

BEING THE SAME PREMISES which Carolyn F. Bowe, Jesse Bowe, Edward Bowe, III, by his attorney-in-fact Carolyn Bowe and Danielle Bowe, by her attorney-in-fact Carolyn Bowe, by Deed dated January 13, 1997 and recorded on June 27, 1997 in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5190 page 742, granted and conveyed unto Dominico Gambone and Frank Maze, Co-Partners, in fee.

**EXHIBIT "A"****PREMISE "H"****LEGAL DESCRIPTION****617 SPRING MILL AVENUE, CONSHOHOCKEN, PA****TAX PARCEL NO. 05-00-09776-002**

ALL THAT CERTAIN message and lot or piece of land situate in Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the southerly side of Spring Mill Avenue at the distance of 175.8 feet easterly from Jones Street, a corner of this and Lot No. 348; thence by and along said Lot No. 348 southerly at right angles to said Spring Mill Avenue, 120 feet to a stake; thence easterly parallel with said Spring Mill Avenue, 40 feet to a stake a corner of this and Lot No. 351; thence by and along said Lot No. 351 northerly parallel with the first line 120 feet to a Spring Mill Avenue aforesaid and along the southerly side thereof, westerly 40 feet to the place of beginning.

BEING KNOWN AS 617 Spring Mill Avenue, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania.

BEING KNOWN AS Tax Parcel No. 05-00-09776-002.

BEING THE SAME PREMISES which Robert R. Wilson and Susan Wilson, husband and wife, by Deed dated November 30, 1993 and recorded on December 9, 1993 in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5063 page 1319, granted and conveyed unto Domenico Gambone and Frank Manze, in fee.



# Borough of Conshohocken

1 West First Avenue, Suite 200 • Conshohocken, PA 19428

TEL: 610-828-1092

FAX: 610-828-0920

Website: [www.conshohockenpa.org](http://www.conshohockenpa.org)

January 6, 2015

La Famiglia, LLP  
c/o Tina Gambone  
603 Spring Mill Avenue  
Conshohocken, PA 19428

Re: PZ-2014-20  
603 Spring Mill Avenue

Dear Ms. <sup>Tina</sup>Gambone:

Enclosed is a copy of the executed Land Development resolution for the project at 603 Spring Mill Avenue along with the Land Development Compliance Checklist for the project. The checklist is designed to track completion of conditions placed on land development approval resolutions.

All items must be satisfied before Record Plans will be accepted for signature, and/or construction permits issued. It is the Borough's hope that use of the checklist will provide a clearer path for development projects after Borough Council approves a project.

Questions regarding the checklist or specific conditions may be addressed to me at 610-828-1092.

Sincerely,

Christine M. Stetler  
Community Development and Zoning  
Officer

Enc.

**BOROUGH OF CONSHOHOCKEN  
COUNTY OF MONTGOMERY**

**RESOLUTION 26 OF 2014**

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RE: Approval of Land Development Plan at  
603 Spring Mill Conshohocken, PA 19428

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WHEREAS, the Borough of Conshohocken has received an application for approval of a Land Development Plan for property located at 603 Spring Mill Avenue, a .07 acre lot, to convert the existing dwelling to a commercial space and one (1) apartment and to construct a new retail building for the Conshohocken Italian Bakery attached to the existing structure; and

WHEREAS, the Borough of Conshohocken Zoning Hearing Board has granted the following special exception and variances for the project:

1. §27-703 D to permit a second expansion of a non-conforming use;
2. §27-703E to permit to permit the expansion of a non-conforming use, building or structure onto a different lot;
3. §27-1103 to permit the conversion of a residential dwelling into a commercial and residential building;
4. §27-1105C to permit a variance to the front yard setback requirement;
5. §27-1105 D to permit a rear yard variance of zero (0) on the lot;
6. §27-1105 G to permit building coverage of more than 40% of the lot area;
7. §27-1105 H to permit impervious coverage of greater than 60%;
8. §27-2106 to permit a sign no larger than eighteen(18) square feet; and
9. §27-2108 H to permit one (1) sandwich board sign; and

WHEREAS, the Conshohocken Planning Commission recommended approval of the plan and the grant of the following waivers from the Conshohocken Subdivision and Land Development Ordinance:

- 1, §22-804 to permit the negotiation of a fee in lieu of a land contribution for recreational purposes;
2. 22-306.A.1 to permit plans to not show features within 100 feet of the proposed development;
3. §22-421.4 to not provide shade trees in the verge;



4. §22-410.1 to not provide drainage as shown on the plans;
5. §22-407.7 to allow building lines to not conform to the requirements of the zoning district;
6. §22-404.3.F to reduce the required landscape buffer for the parking lot from ten (10) feet; and

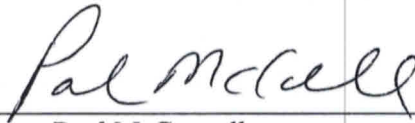
**WHEREAS**, Conshohocken Borough Council finds it to be in the best interest of the Borough to grant **CONDITIONAL APPROVAL** of the Plan, subject to compliance with all of the terms and conditions set forth in the Resolution;

**NOW THEREFORE**, the Borough Council of the Borough of Conshohocken hereby approves the Plan of Land Development for 603 Spring Mill Avenue subject to the following conditions:

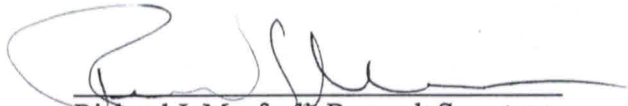
1. Applicant shall be granted **WAIVERS** from the requirements of the Conshohocken Subdivision and Land Development Ordinance, and particularly the requirements of §22-306.A.1, §22-421.4; §22-410.1; §22-407.7, §22-404.3.F.
2. Applicant shall be granted a partial waiver of the requirements of the Subdivision and Land Development Ordinance, §22-804, to permit payment of a fee in lieu of park and recreation facilities or land, in an amount approved by the Borough Solicitor.
3. Applicant shall limit the sign size at the site to eighteen (18) square feet;
4. The Applicant shall be limited to the use of one (1) sandwich board sign;
5. The Applicant shall revise the cover sheet index to match the sheet set;
6. The Applicant shall revise the plan to show the provision of a six (6) foot decorative opaque fence along the western property line between the parking lot and the adjacent residential property;
7. The Applicant shall revise the Plan to show the removal of the chain link fencing from the parking lot along the street side property lines;
8. The Applicant shall provide a notation on the architectural drawings as to the materials proposed including the addition of stone and glass;
9. The material of the signage band above the windows on the Jones Street elevation should be identified and be of a material that resists weathering.
10. The Applicant shall revise the Plan to show the parking lot with a one-way drive aisle with "do not enter" signage that is a maximum of eighteen (18) feet in width, and to provide a landscape buffer along the edges of the parking lot adjacent to Spring Mill Avenue and Jones Street.
11. The applicant shall revise the Plan to show the accessible parking stall in the parking lot to be sixteen (16) feet wide, providing an eight (8) foot wide parking space and an eight (8) foot wide accessible aisle;
12. The Applicant shall meet all requirements of the Code Enforcement/Building Official, specifically in regard to accessible parking spaces and awning construction;

13. The Applicant shall demonstrate that the architectural elevations will match the renderings shown to the Planning Commission at the August and November Planning Commission meetings;
14. The Applicant shall execute a Land Development and Escrow agreement and shall post such escrows for the project satisfactory to the Borough Solicitor prior to the issuance of any building permits;
15. The Applicant shall satisfy any and all outstanding invoices from the Borough relative to the review and approval of the Plan, and shall post such escrow as required by the Borough to secure the public improvements proposed on the Plan, as well as to defer the administrative, engineering and legal expenses incurred by the Borough for the construction and inspection of any public improvements proposed on the plan.
16. The Applicant shall satisfy all outstanding comments of the planning, zoning, engineering, County Planning Commission, and fire marshal reports
17. The Applicant shall abide by all of the terms and conditions of the Approval, and shall demonstrate compliance with each and every condition prior to the issuance of any building or other permits for this project pursuant to the Approved Plan.

**ENACTED AND ORDAINED**, this 17<sup>th</sup> day of December, 2014 in Council Chambers.



Paul McConnell  
Council President



Richard J. Manfredi, Borough Secretary

APPROVED this 17<sup>th</sup> day of December, 2014.



Robert Frost, Mayor

Land Development Condition Compliance Checklist

**Project #:** PZ-2014-20 **Resolution #:** 26 of 2014  
**Project Address:** 603 Spring Mill Avenue **Date Approved:** 12/17/14  
**Developer:** LaFamiglia **Date(s) Reviewed:**  
 Conshohocken Italian Bakery  
**Contact Information:** [tina.gambone@verizon.net](mailto:tina.gambone@verizon.net)  
 610-825-9334

Condition	Completed	Date	Comments
Satisfy all outstanding comment in RVB letter dated 11/7/14			
Sewer Authority Approval			
Negotiate a fee in lieu of land contribution satisfactory to the Borough Solicitor to comply with Section 22-804 of the SALDO			
Provide documentation of a sign size no greater than 18 square feet			
Provide documentation of 1 sandwich board sign			
Revise the cover sheet index to match the sheet set			
Revise the plan to show a 6 foot opaque fence along the western property line of between the parking lot and the adjacent residential dwelling.			
Revise the plan to show removal of the chain link fence from the parking lot along the street side property line.			

Land Development Condition Compliance Checklist

Condition	Completed	Date	Comments
Provide a notation on the architectural drawings as to the materials proposed including the addition of glass and stone.			
Identify the material (resistant to weathering) of the signage band above the windows on the Jones Street elevation .			
Revise plan to sho one way drive aisle through the parking lot with appropriate "do not enter" signage			
Show a landscape buffer along the sides of the parking lot adjacent to Spring Mill Avenue and Jones Street			
The applicant shall provide one on-street accessible parking space satisfactory to the Borough Solicitor and the Borough Engineer.			
Demonstrate that the architectural renderings for the project match those shown to the CPC at August and November, 2014 meetings.			
Applicant shall meet all outstanding comments in Planning, Zoning, and Fire Marshall reports.			
RVB Pre-Construction Meeting Date			
The Applicant shall execute a land development and escrow agreement satisfactory to the Borough Solicitor			



Land Development Condition Compliance Checklist

Condition	Completed	Date	Comments		
The Applicant shall satisfy any and all outstanding plan review invoices.					
The Applicant shall deposit all required escrow payments.					
Submit Record Plans for signature.					
Return 3 copies of the recorded plans to the Borough					
Return one copy of the recorded Land Development and Escrow Agreement to the Borough					
Schedule a pre-construction with engineering and Borough staff.					

**BOROUGH OF CONSHOHOCKEN, PA.**

**TO THE CONSHOHOCKEN ZONING HEARING BOARD:**

DATE 4-6-00

Your petitioner (name) Dominic Gambone and Frank Manze

of (exact address) \_\_\_\_\_ Phone No. \_\_\_\_\_

*(Indicate below the nature of the petition)*

- ( ) Hereby appeals from the decision of the Zoning Officer; or
- (  ) Hereby applies for special exception to, or variance from, the terms of the Zoning Ordinance; or
- ( ) Hereby applies for: \_\_\_\_\_

1. The owner of the real estate involved in this petition is:

Name Dominic Gambone and Frank Manze

Exact address 79 Jones Street, Conshohocken, PA 19428

Phone No. \_\_\_\_\_

and who has joined in this petition.

2. The location of the real estate involved in this petition is as follows: \_\_\_\_\_

607 Spring Mill Avenue and 79 Jones Street

The dimensions and area of the real estate are: \_\_\_\_\_

3. The real estate in question is classified at present under Zoning Class R-3

At present it is used for the purpose of Baking Business of 25 plus years

The buildings and other improvements now on the property consist of 1 residence  
and Bakery business

4. Petitioner claims the variance or exception requested herein may be allowed under Article(s) Part 15

Section(s) 186 B,C,D

53 4,C

of the Borough of Conshohocken Zoning Ordinance #8-1965, as amended.

5. The variance or exception requested and the new improvements and/or additions to existing improvements, desired to be made are as follows:

Extension to accomodate enclosed conveyer system and extension or relocation of shed.

Buildings to be erected: None

Buildings to be changed: existing building

To be used for the purpose of Bakery

Attached hereto is a plot plan of the real estate involved, indicating the location and size of the lot, and the size and details of improvements now erected thereon and/or proposed to be erected.

6. Petitioner believes that the exception(s) or variance(s) should be granted for the following reasons: 1. Proposed change is consistent with current use and insures the safety and efficiency of current use. 2. Proposed change will not adversely affect the health, safety or welfare of neighborhood. 3. Proposed change will not increase vehicular or pedestrian traffic in the area. 4. Proposed site will be professionally landscaped when completed to restore or blend in with surrounding residential uses.

(If additional space is required, please continue on an additional sheet)

7. The names and addresses of the owners of every lot on the same street within five hundred (500) feet of the lot or building involved, and the owners of every lot not on the same street within one hundred fifty (150) feet of said lot or building are to be notified of this petition and the date on which hearing will be held.

*Domenic Gambone V.P.*  
Petitioner

*[Signature]*  
Owner

NOTARIAL SEAL  
GARY A. DeMEDIO, Notary Public  
Conshohocken Boro, Montgomery Co, PA  
My Commission Expires Dec. 8, 2003

Petitioner (if any)



PETITION OF Gambone and Manze

DATE 4-6-00

Commonwealth of Pennsylvania: SS

County of Montgomery

Dominic Gambone being dully sworn according to law, deposes and says that the facts above set forth are true and correct.

Sworn to and subscribed before me \_\_\_\_\_

this 7th day of April ~~19~~ 2000

NOTARIAL SEAL  
GARY A. DEBONO (Notary Public)  
Conshohocken, Pa. Montgomery Co.  
My Notary Public Exp. Dec. 8, 2003

Signature of Applicant

(DO NOT WRITE IN SPACES BELOW)

The required notices have been given for the hearing on the foregoing petition \_\_\_\_\_

DECISION

Petition granted ( )

Date petition filed 4/7 ~~19~~ 2000

Petition refused ( )

Date petition received 4/7 ~~19~~ 2000

Received by whom [Signature]

Date and time of hearing 7:30 PM

5/9 ~~19~~ 2000

The following special conditions are imposed:

BY ORDER OF THE ZONING HEARING BOARD

Date of order \_\_\_\_\_ 19 \_\_\_\_\_

**BEFORE THE ZONING HEARING BOARD OF THE BOROUGH OF CONSHOHOCKEN**

**IN RE: APPLICATION OF DOMENIC GAMBONE and FRANK MANZE**

**DECISION**

**I. HISTORY OF CASE:**

By application dated April 6, 2000, the Applicants, Domenic Gambone and Frank Manze are seeking relief from the Zoning Hearing Board, (hereinafter referred to as "Board"), in the nature of a special exception to and variance from the terms of the Conshohocken Borough Zoning Ordinance to permit the extension of a non-conforming building and a variance from the rear yard requirements.

Specifically, Section 186.B of the Conshohocken Borough Zoning Ordinance provides, in part, that: "The lawful non-conforming use of a portion of a building or structure may be extended . . . if no structural alterations are made therein, provided that such extensions may include structural alterations when authorized as a special exception."

Section 187.C provides, in part, that: "Any lawful, non-conforming building or structure or any building or structure of which a lawful non-conforming use is made, may be extended upon the lot occupied by such building or structure . . . provided that such extension is authorized as a special exception."



Section 186.D provides, in part, that: "The Zoning Hearing Board may allow a special exception . . . subject to the following requirements in addition to the conditions for which the granting of a special exception described elsewhere in this Ordinance. 1. The area of such building or structure shall not increase more than 33-1/3 per cent of the area such building or structure existed on the date that it first became a lawful, non-conforming building or structure in which a lawful non-conforming use is made. 2. Any structural alterations, extensions, or additions shall conform with all height, area, width, yard, off-street parking, coverage, and all review, recommendation and approval requirements for the district in which it is located."

A public hearing was held before the **Board** on the evening of Tuesday, May 9, 2000, at 7:30 o'clock P.M., at the Borough Hall in Conshohocken, Pennsylvania. Due notice was given for the public hearing.

To render a Decision on this matter, a public hearing was held before the **Board** on the evening of Wednesday, May 17, 2000, at 7:15 o'clock P.M., at the Borough Hall in Conshohocken, Pennsylvania. Due notice was given for this hearing. The **Board** concludes as follows:

## **II. FINDINGS OF FACT:**

1. The **Applicants are Dominic Gambone and Frank Manze**, owners of the property located at **79 Jones Street, Conshohocken, Pennsylvania**.
2. The property is located in an R-3 High Density Residential District.
3. The **Applicants** are in the process of expanding the non-conforming business located on the property, which business is the Conshohocken Italian Bakery.

4. The **Applicants** propose to complete the extension of the building on the property to accommodate the removal of a conveyor belt from inside the building to the outside of the building which will allow greater access to the oven. The conveyor belt will occupy an area approximately five (5) feet wide and sixty-one (61) feet long along one side of the building. In addition, the bakery will expand approximately fifteen (15) feet on one end of the building to allow for more efficient operations inside the bakery.

5. The **Applicants** stated that expansion of the building will not result in an increase in production, traffic, or number of employees. The amount of loading and unloading of materials and the amount of baked goods will remain the same.

6. The **Applicants** further testified that the property cannot be used for any other purpose.

7. Raymond Lebold, of 622 Springfield Avenue, questioned the **Applicants**. Mr. Lebold inquired as to whether there will be a second oven in the building which would increase production. The **Applicants** stated that there would not be an increase in production.

8. John R. Betz, a registered architect of Plymouth Meeting, Pennsylvania, testified that he prepared construction plans for the bakery addition. Mr. Betz described the conveyor belt system in the bakery and stated that it was necessary to run the conveyor belt in a new location to allow for safer operation of the bakery as well as to provide additional means of egress from the building.

9. Raymond Lebold questioned the accuracy of the construction plan and inquired as to variances requested by the **Applicants**.

10. Gary DeMedio, a licensed real estate broker, testified on behalf of the **Applicants** and



stated that he was familiar with the bakery property. He further stated that the property is unique and is comprised of several parcels which are unique in shape. It is Mr. DeMedio's opinion that the only reasonable use of the property is for a bakery. Mr. DeMedio further stated that the **Applicants** require a variance from the required twenty-five (25) foot rear yard. The expansion of the building would result in a ten (10) foot rear yard.

11. Raymond Lebold asked Mr. DeMedio why the property could not be developed for residential purposes.

12. Mr. Lebold then stated his opposition to the application. It was his belief that additional variances should have been requested by the **Applicants**. Mr. Lebold stated that work previously performed by the **Applicants** on the property had not received the necessary municipal approvals. Mr. Lebold further stated that a water management study should have been performed on the property as it was his belief that work previously done by the **Applicants** interfered with a water culvert on the property. Mr. Lebold further stated that he believed the property could be used for residential purposes.

13. Vince Totaro, of 635 Spring Mill Avenue, a member of Borough Council, testified that Borough Council had previously given permission to the **Applicants** to traverse the water culvert.

14. The **Board** finds that the matter has been properly advertised.

### **III. DISCUSSION:**

The **Applicants** seek to expand a non-conforming use. The area of the building expansion is less than 33-1/3 per cent of the area of the building. The **Applicants** further seek a dimensional variance to allow them to have a rear yard of ten (10) feet where a twenty-five (25) foot rear yard is



required under the provisions of the R-3 High Density Residential District. It was indicated from the Findings of Fact that the proposed expansion of the building will not substantially change the current operation of the bakery, nor will it be contrary to the health, safety, welfare, or morals of the community and will in no way adversely affect the public interest. The **Board** feels that the **Applicants** have presented sufficient testimony to enable the **Board** to **grant a special exception to permit the expansion of the building.**

The **Board** feels that the **Applicants** have presented sufficient testimony to enable the **Board** to **grant the requested dimensional variance.** The Pennsylvania Supreme Court has determined that dimensional variances are subject to a less stringent hardship requirement than other variances. See Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh, 554 Pa.249, 721 A2d 43 (1998). The Court determined that a zoning hearing board could consider the following factors in determining whether a hardship exists: (1) economic detriment to the applicant; (2) financial hardship to bring the building into compliance; and (3) the characteristics of the neighborhood. In the instant case, the **Applicants** have shown that there would be an economic detriment to them if the expansion were not permitted, it would be a financial hardship to the **Applicants** to bring the building into compliance, and the characteristics of the neighborhood would not be adversely affected by granting the minor dimensional variance. Therefore, the **Board** feels that the **Applicants** have presented sufficient testimony to enable it to **grant the variance requested.**

#### IV. CONCLUSIONS OF LAW:

1. The matter was properly presented before the **Zoning Hearing Board.**

2. The matter was properly advertised and the hearing appropriately convened in accordance with the provisions of the **Municipalities Planning Code and the Zoning Ordinance of the Borough of Conshohocken.**

3. The proposed relief in the form of a **special exception to permit the expansion of a non-conforming building and use will not be contrary to the health, safety, welfare or morals of the community and will not adversely affect the public interest.** Therefore, the **proposed relief in the form of a special exception is granted.**

4. The application requesting a **dimensional variance permitting the non-conforming building to encroach into the required twenty-five (25) foot rear yard, thus, creating a ten (10) foot rear yard, is granted.**

CONSHOHOCKEN ZONING HEARING BOARD

By: *Arnold Martinelli*  
ARNOLD MARTINELLI, CHAIRMAN

By: *Vivian Angelucci*  
VIVIAN ANGELUCCI

By: *Joanne Ulsch*  
JOANNE ULSH



# MATTIONI

COUNSELORS AT LAW

June 6, 2000

Please Reply To: Conshohocken

Domenic Gambone  
Frank Manze  
Conshohocken Italian Bakery  
79 Jones Street  
Conshohocken, PA 19428

Re: **Zoning Decision**

Dear Messrs. Gambone and Manze:

Enclosed is a copy of the decision of the Zoning Hearing Board of Conshohocken approving the application for a special exception and variance to allow the Bakery to expand.

Thank you for allowing our firm to be of service. Please keep us in mind for all of your future legal services.

Very truly yours,

MATTIONI, LTD.



Michael Mattioni

MM:mjm  
cc: John Mattioni, Esquire

DANTE MATTIONI  
BLASCO MATTIONI\*\*  
GEORGE R. ZACHARKOW\*\*  
ROBERT W. WEIDNER, JR.  
STEPHEN M. MARTIN+  
MICHAEL MATTIONI\*\*  
PAUL A. KETTUNEN++  
DONALD A. SABATINI  
METTE DELEURAN\*\*  
JOSH J.T. BYRNE+++

FAUSTINO MATTIONI\*  
EUGENE MATTIONI\*\*  
ANDREW H. QUINN\*\*  
SCOTT J. SCHWARZ\*  
STEPHEN J. GALATI\*\*  
BRUCE A. O'NEILL  
ITZCHAK E. KORNFELD\*\*  
MARK D. HASENAUER\*\*†  
DANTE C. ROHR\*\*

JOHN MATTIONI\* \*\*  
FRANCIS X. KELLY  
EVA H. BLEICH\*\*  
ANTHONY GRANATO\*\*  
JOSEPH F. BOUVIER\*\*  
ALAN MATTIONI\*\*  
SARAH WILSON WEINGAST<sup>o</sup>  
BRIDGET C. SCIAMANNA\*\*  
PETER MILDENBERG\*\*\*

COUNSEL TO THE FIRM  
BLASCO MATTIONI\*\*  
FRANK CARANO  
RONALD R. DONATUCCI

MILTON H. KUNKEN  
(1934-1992)

OF COUNSEL  
JOHN ADAM DIPIETRO  
KRISTI L. TREADWAY<sup>o</sup>

\* DIST. OF COLUMBIA BAR ALSO  
+ ILLINOIS BAR ALSO  
\*\* WEST VIRGINIA BAR ALSO  
o DC BAR AND VIRGINIA BAR ONLY  
\*\*\* WISCONSIN BAR ONLY

+++ NEW JERSEY BAR ONLY  
\*\* NEW JERSEY BAR ALSO  
o MASSACHUSETTS BAR ALSO  
++ MICHIGAN BAR ALSO  
† FLORIDA BAR ALSO

Our File No. 34093-25397

# BOROUGH OF CONSHOHOCKEN

720 Fayette Street  
Conshohocken, PA 19428

Phone: (610) 828-1092  
Fax: (610) 828-0920

May 27, 1999

Mr. Joseph DelBuono  
216 East 4<sup>th</sup> Avenue  
Conshohocken, PA 19428

Re: Zoning Hearing # 13-99—1999

Dear Mr. Del Buono:

This letter is to officially notify you that your petition, #13-99—1999 for The Conshohocken Italian Bakery, 96 Jones Street to the Conshohocken Zoning hearing Board, was granted on Wednesday, May 26, 1999.

Approval was granted in accordance with the terms of your application, and any specific conditions imposed by the Board.

A written decision is being prepared by the Board's Solicitor, and will be forwarded to you at later date. The decision will contain the condition imposed by the Zoning Board.

The approval is grant subject to your being in compliance with all local, state and federal laws/requirements, and will expire six (6) months from the date of authorization, if any required permits are not obtained during that period.

Do not hesitate to contact me at (610) 828-1092, ext. 11, if you require any additional information. Thank you for your cooperation in this matter.

Sincerely,



Christine M. Stetler  
Community Development and Zoning Officer

Cc: Conshohocken Italian Bakery ✓  
G. DeMedio

BEFORE THE ZONING HEARING BOARD OF THE BOROUGH OF CONSHOHOCKEN

IN RE: APPLICATION OF JOSEPH DEL BUONO

D E C I S I O N

I. HISTORY OF CASE:

By application dated April 16, 1999, the Applicant is seeking relief from the Zoning Hearing Board, (hereinafter referred to as "Board"), in the nature of a special exception to the terms of the Conshohocken Zoning Ordinance to permit the extension of a non-conforming use by enclosing an open storage area on the site. Specifically, Section 186-C. provides that any lawful, non-conforming building or structure may be extended upon the lot occupied by such building or structure provided that such extension is authorized by a special exception.

A public hearing was held before the Board on the evening of Wednesday, May 26, 1999, at 7:30 o'clock P.M., at the Borough Hall in Conshohocken, Pennsylvania. Due notice was given for the public hearing.

After the conclusion of the hearing, the Board concluded as follows:

II. FINDINGS OF FACT:

1. The Applicant is Joseph Del Buono, a principal in the



Conshohocken Italian Bakery, Inc. located at 96 Jones Street, Conshohocken, Pennsylvania.

2. The property involved is **96 Jones Street, Conshohocken, Pennsylvania**, presently operated as the Conshohocken Italian Bakery, Inc..

3. The **Applicant** has an open storage area approximately 22 feet 3-1/2 inches by 36 feet 6 inches where they store baking racks and associated baking hardware. The **Applicant** seeks to eliminate spot storage on open ground, eliminate storage sheds, and eliminate the public eyesore and upgrading the lot by enclosing the storage area and having it conform with the existing neighborhood.

4. The building will be concrete and concrete block and will be steel studded. It will be the same construction and height of the existing building.

5. Plans for the proposed building along with pictures of the area were provided. The entrance to the storage area will be from Jones Street plus there will be an entrance created through an existing building so that access will not have to be from the exterior.

6. Drainage will go out to Jones Street and will take care of problems.

7. Vince Totaro asked what the property would look like and was advised that it will fit in exactly with the existing building. Mr. Totaro said the project is an improvement for the area.

8. The **Board** finds that the matter has been properly adver-

tised.

### III. DISCUSSION:

Section 186-C. provides for the extension of a non-conforming use. The proposal will be beneficial to the area in that it will enclose an existing eyesore and the enclosure will correspond with other buildings in the area. It will be an upgrade for the community and no evidence was submitted which would show that the proposed use and addition would be adverse to the health, safety, and welfare of the community. The Board feels that the Applicant has presented sufficient testimony to enable the Board to grant the special exception.

### IV. CONCLUSIONS OF LAW:

1. The matter was properly presented before the Zoning Hearing Board.
2. The matter was properly advertised and the hearing appropriately convened in accordance with the provisions of the Municipalities Planning Code and the Zoning Ordinance of the Borough of Conshohocken.
3. The proposed relief in the form of a special exception will not be contrary to the health, welfare, safety, or morals of the community and will not adversely affect the public interest.
4. The request for a special exception is granted.

CONSHOHOCKEN ZONING HEARING BOARD

By: Arnold Martinelli  
ARNOLD MARTINELLI, CHAIRMAN

By: Vivian Angelucci  
VIVIAN ANGELUCCI

By: Gregory F. Scharff  
GREGORY F. SCHARFF



23-1972

BEFORE THE ZONING HEARING BOARD OF  
THE BOROUGH OF CONSHOHOCKEN

APPLICANTS: FRANK F. MANZE and DOMINICK GAMBONE

PREMISES: 79 Jones Street, Conshohocken, Pa.

This is an application for approval of change of Non-Conforming Use from Light Manufacturing to Bakery.

FINDINGS OF FACT

1. Applicants are Frank F. Manze and Dominick Gambone whose address is 2805 Soni Drive, Norristown, Pa.
2. The owner of the premises in question is DiSanto Enterprises, Inc., whose address is 700 Fairfield Road, Norristown, Pa.
3. The premises are located at 79 Jones Street, Conshohocken, Pa., in an R-3 Residential District.
4. The improvements thereon consist of a one-story masonry building, 50' x 60', containing 3,000 square feet of floor space.
5. The premises have a non-conforming use permit for use as light industrial and warehouse.
6. The premises previously were used as a plant where tools were covered with plastic material.
7. In prior use, ovens were used to melt plastic material.
8. The premises are presently vacant but the prior non-conforming use has never been abandoned.
9. The applicants propose to use the premises for the baking of bread, rolls and pizza which will be sold at wholesale and retail.
10. The planned hours of operation are from 6:00 a.m. to 6:00 p.m. daily.
11. The plans for the operation and use of premises as a bakery have been approved by the Department of Labor & Industry of the Commonwealth of Pennsylvania.

12. No trucks for delivery of their products will be employed by applicants.

13. Raw materials and supplies will be received by truck via driveway from Hector Street no more than two times per week.

14. The retail portion of the bakery will be in the front of the building along Jones Street.

15. The applicants will have four or five employees and most of them will be members of their families.

16. Unsold and waste baked goods will be stored inside the premises.

17. A retail bakery is a permitted use in a Heavy Business District.

18. The proposed new use as a bakery is of the same general character as those uses specifically permitted in a Light Industrial District.

19. The proposed new use as a bakery is of the same class of use as the existing permitted non-conforming use and is permissible.

DECISION

The change of non-conforming use is approved and applicants are granted permission to use the premises as a wholesale and retail bakery.

ZONING HEARING BOARD:

BY Louis Wilbur  
Chairman

Arnold J. Martorella

DATED: 1-4-73

# BOROUGH OF CONSHOHOCKEN, PA.

## To the Conshohocken Zoning Board of Adjustment:

Frank F. Manze & Dominick Gambone

Your petitioner, (name) ... T/A Conshohocken Italian Bakery ...

of (exact address) 2805 Soni Drive, Norristown, Penna... 19401 .....

(Indicate below the nature of the petition)

- ( ) Hereby appeals from the decision of the Building Inspector; or
- ( ) Hereby applies for special exception to, or variance from, the terms of the Zoning Ordinance; or,
- ( ) Hereby applies for: Change from one Non-Conforming use to another Non-Conforming use, under Article XV, Section 1506 .....

1. The owner of the real estate involved in this petition is .....  
... Di Santo Enterprises, Inc., William Di Santo, President.....  
whose exact address is 700 Fairfield Road, Norristown, Penna., 19401.  
and who has joined in this petition.

2. The location of the real estate involved in this petition is as follows:  
#79 Jones Street, Conshohocken, Pennsylvania .....

The dimensions and area of the real estate are: Approx. 50' X 60' ...  
... 3,000 Sq. Ft. ....

3. The real estate in question is classified at present under class .....  
R-3 Carrying a Non-Conforming Use for Light Industrial Use.....  
Previously used as light industrial use.. Presently - vacant as of  
At present it is used for the purpose of ... Feb. 1, 1972.....

The buildings and other improvements now on the property consist of:  
One story masonry block building which measures approx. 3,000 sq. Ft.

4. Petitioner claims that the variance or exception herein requested may be allowed under Article ... XV..... Section 1506..... of the Conshohocken Zoning Ordinance, 1965.



5. The variance or exception requested and the new improvements or additions to old improvements desired to be made are as follows:

..... See Plans Attached hereto .....

Buildings to be built ..... NONE .....

Buildings to be changed ..... NONE .....

To be used for the purpose of Bakery Goods, Bread, Rolls, Pizza ..

Attached hereto is a plot plan of the real estate affected, indicating the location and size of the lot, and size of improvements now erected and proposed to be erected thereon.

6. Petitioner believes that the exceptions or variances should be granted for the following reasons: Building was previously occupied for light industrial use by Utilities Research, Inc. Mfg. Plastic Products. We are seeking an occupancy permit for use as a Bakery Shop.

7. The names and addresses of the owners of every lot on the same street within five hundred (500) feet of the lot or building in question and of the owners of every lot not on the same street within one hundred fifty (150) feet of the said lot and building are as follows:

Name	Address
------	---------

(If additional space is needed attach an extra sheet)

*Frank T. Mann*  
.....  
Petitioner

*William Neel*  
.....  
Owner

.....  
Attorney for Petitioner (if any)



State of Pennsylvania : ss

County of Montgomery :

*FRANK F. MANZE*. being duly sworn according to law, deposes and says that the facts above set forth are true and correct.

Sworn to and subscribed before me ... *a* ... *Notary Public* .....

this ..... *15* ..... day of ..... *November* ..... 19 *72* .....

*Augustine M. DeMedio* .....

*Notary Public*

AUGUSTINE M. DeMEDIO NOTARY PUBLIC  
CCNSHOOCKEN BOROUGH  
MONTGOMERY COUNTY  
MY COMMISSION EXPIRES SEPT 30, 1976

*Frank F. Manze* (seal)  
*Signature of Applicant*

(Do not write in the spaces below)

The required notices have been given for the hearing on the following petition .....

**DECISION**

Petition granted ( )

Petition refused ( )

Date Petition Filed ..... 19 .....

Date of Hearing ..... 19 .....

The following special conditions are imposed:

By Order of the Board of Adjustment

.....  
.....  
.....

Date of Order

..... 19 .....

5

Applicant: Frank F. Manze and Dominick Gambone, 2805 Soni Dr. Norristown  
Premises: 79 Jones Street  
Applicant requests change from one non-conforming use to another non-conforming use under Article XV, Section 1506  
Date of hearing Dec. 5, 1972

---

Messrs. Williams and Martinelli, the Solicitor and Zoning Officer were present. Mr. Williams read the petition and was assured all required advertising of the hearing had been done.

Testimony for the applicant

Mr. A. M. De Medio, 1105 Fayette Street, realtor, asked to represent the applicant.

Mrs. William De Santo, 700 Fairfield Road, Norristown, was sworn in and testified she and her husband own the premises under the name of DeSanto Enterprises, Inc. Bought 12/23/66 at which time Utilities Research, plastic fabricators, occupied the premises. This company used two ovens which are still on premises. Mr. DeMedio presented copy of a lease with Utilities Research running from 1/1/67 to 1/1/72 in which the use of the building is specified for manufacturing and warehousing. Owners have tried to locate another tenant since lease expired beginning of this year. Previous tenants, she believes, operated from 9 AM to 5PM daily, 5 or 6 days a week. This testimony was offered to establish ownership and previous use of the property. (Lease is exhibit A1)

Mr. Frank F. Manze, 2805 Soni Drive Norristown was sworn in. He and Mr. Gambone, the co-applicant, are both bakers. They plan retail and wholesale baking of bread, rolls and pizza - no pastries. Plans were submitted (exhibit A2) and Mr. Manze went over these detailing how the building would be divided between retail and the baking process. Plans were prepared by Joseph Rainey, architect who is contacting Penna L&I for approval. The Board pointed out to Mr. Manze that it must have the L&I decision on the plan before any ruling on the application can be made.

They are trying to develop off street parking for up to 4 cars. They have 4 or 5 employees, all in their families, and these employees would travel to work in one or two cars. They have no delivery trucks, only two station wagons. Deliveries to them of supplies would be by truck via a 12 ft driveway from Hector St, - deliveries once a week or possibly bi-weekly.

Planned hours are from 6AM to 6 PM, possibly seven days a week.

There is an exhaust fan directed toward Hector Street in the building and Mr. Manze feels this is sufficient ventilation. Ovens are to be oil or gas fired reaching temperatures 300 to 500 deg. Compliance with fire requirements being handled on application being submitted to State L&I.

Mr. Charles Kelly asked about disposition of unsold goods. Mr. Manze said these would be crumbed or sold to a farmer for pickup two or three times a week. Would be kept inside store, but not in metal containers. Mr. Kelly feels this unsold merchandise could attract rats. He also questioned whether the driveway was wide enough to accommodate trucks making delivery



of flour, etc. to the bakery. Mr. Manze said it would be - if not he could probably arrange for smaller trucks to make delivery.

No further testimony for the applicant was offered.

OPPOSING TESTIMONY

Mr. Charles Kelly, 91 Walnut Street, Councilman for the 5th Ward, who had previously questioned the applicant, was sworn in. He feels that there is no demonstrated hardship, that the bakery would aggravate already congested parking. Also the odor of baking could become objectionable to residents. Recommends seeking a tenant which would operate about 9 AM to 5 PM 5 days a week. He objects to seven days a week operation

Mr. William Brown, <sup>600</sup> Hector Street, owner of the Hector Hotel adjoining the premises, says parking is already a problem and a bakery would add to the congestion. He has 7 employees at the hotel but no offstreet parking. Mentioned that they also had parking problems while the previous tenant was occupying the premises. Also said the exhaust fan is partially blocked by an addition to his hotel and he is afraid the bakers might dump dough into the sewer system which could cause blockage. Mr. Manze said the second would not happen and that as far as the fan is concerned, it could be moved to the ceiling. Mr. Brown did say, however, that he would think a bakery preferable over a manufacturing plant.

No further testimony or questioning and the Board will take under advisement.

Proceedings recorded by Mrs. Louise Duvall, court steno. and also on Boro. tape recorder.

EVBrandt



BAM/mon  
5/6/83  
#5600-83-4

*Walt*

BEFORE THE ZONING HEARING BOARD OF  
THE BOROUGH OF CONSHOHOCKEN

IN RE: Application of Frank F. Manze and Domenico Gambone  
PREMISES: 79 Jones Street, Conshohocken, PA.

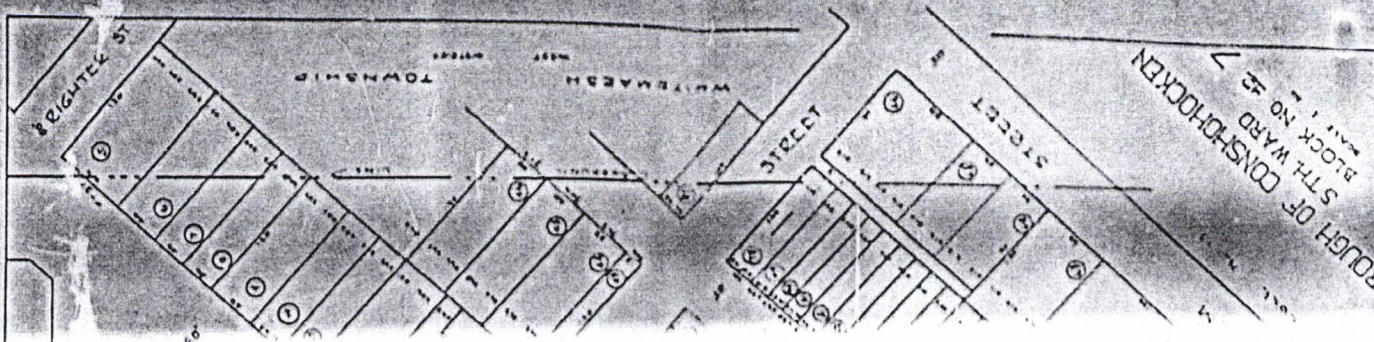
This is an application for a variance from the terms of the Zoning Ordinance to construct two additions to existing structures on the premises.

FINDINGS OF FACT

1. The property is located at 79 Jones Street, Conshohocken, Pennsylvania in an "R-3" Residential Zone with a non-conforming use as a bakery.
2. The applicants and the owners are Frank F. Manze and Domenico Gambone of 79 Jones Street, Conshohocken, PA.
3. The applicants wish to construct two additions to the existing structure on the premises.
4. The applicants proposal would not be contrary to the welfare of the community and would not adversely affect the health, safety and welfare of the community.
5. The applicant would sustain an unnecessary hardship if the proposal were not granted.

DISCUSSION

The applicants seek a variance from the terms of the Zoning Ordinance in order to construct two additions to the existing structure on the premises. The applicant has established that



M/mon  
5/6/83  
#5600-83-4

this would apply were grant  
Zoning struc



sf/mon  
2/9/83  
35600-83-4

this proposal would not be contrary to the public welfare and would be in the best interest of the community. Likewise, the applicants would sustain an unnecessary hardship if this proposal were not granted.

Since both requirements for a variance have been met, the grant of a variance by the Zoning Hearing Board is appropriate.

DECISION

Applicants request for a variance from the terms of the Zoning Ordinance to construct two additions to the existing structure on the premises is hereby granted.

CONSHOCKEN ZONING HEARING BOARD

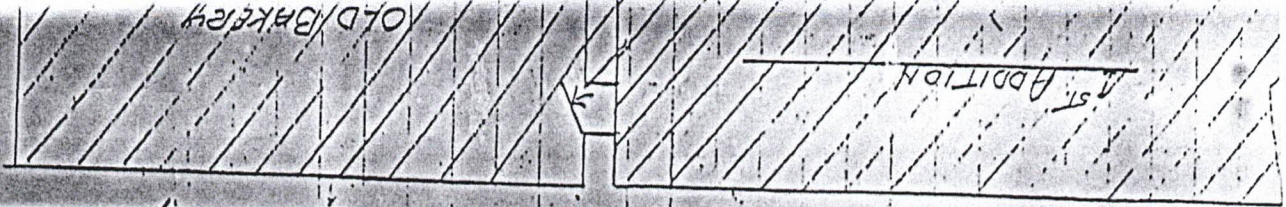
*John F. DiGirola*  
Chairman

*James J. Martinelli*

*Joseph D. Longley*

Dated:  
May 16, 1983

PROPOSED NEW ADDITIONS FOR  
CONSHOCKEN ZONING HEARING BOARD





BOROUGH OF CONSHOHOCKEN, PA  
TO THE CONSHOHOCKEN ZONING HEARING BOARD:

DATE MARCH 1, 1993

Your petitioner (name) FRANK F. MANZE and DOMENICO GAMPONE

(exact address) 79 Jones Street, Conshohocken, PA 19428 Phone No. 825-9334

- ( ) Hereby appeals from the decision of the Zoning Officer; or
- (X) Hereby applies for special exception to, or variance from, the terms of the Zoning Ordinance; or
- ( ) Hereby applies for:

1. The owner of the real estate involved in this petition is:

Name FRANK F. MANZE and DOMENICO GAMPONE

Exact address 79 Jones Street, Conshohocken, PA 19428

and who has joined in this petition. Phone No. 825-9334

2. The location of the real estate involved in this petition is as follows: 79 Jones Street,

Conshohocken, Pennsylvania

The dimensions and area of the real estate are: approximately 60' X 116'

3. The real estate in question is classified at present under Zoning Class P-1

At present it is used for the purpose of bakery and selling of bakery items.

The buildings and other improvements now on the property consist of two buildings operated as bakery, bakery sales office

4. Petitioner claims the variance or exception requested herein may be allowed under Article(s) 18,

Section(s) 232.213

of the Borough of Conshohocken Zoning Ordinance = S.1963, as amended.

PETITION OF FRANK

5. The variance or exception requested and the structure to be made are as follows:

Construction of a 29' X 33' add structure. Construction of a other existing building. Joining. The Variances are sought as to Buildings to be erected: see above Buildings to be changed: See above

To be used for the purpose of baking an

Attached hereto is a plot plan of the real estate size of improvements now erected and proposed.

6. Petitioner believes that the exception (s) or variance can be used other than a bakery. The subject property is an existing building. Variances are not granted.

(If additional space is requested, attach an additional sheet.)  
7. The names and addresses of the owners of every lot or building involved, and of the owners of every lot or building are as follows:

NAME

(If additional space is needed, attach an extra sheet.)



134

... PETITION OF FRANK F. MANZE & DOMENICO GAMBONE DATE March 3, 1933  
6. The variance or exception requested and the new improvements or additions to existing improvements, desired to be made are as follows:

Construction of a 29' X 33' addition to the front of one side of the existing structure. Construction of a second addition 12' X 50' to the front of the other existing building. Joinder of the two existing buildings as per sketch. The Variances are sought as to front yard, side yard and building area. Buildings to be erected: see above  
Buildings to be changed: see above

To be used for the purpose of baking and selling of bakery items.

Attached hereto is a plot plan of the real estate involved, indicating the location and size of the lot, and the size of improvements now erected and proposed to be erected thereon.

6. Petitioner believes that the exception (s) or variance (s) should be granted for the following reasons:

The subject property is an existing bakery and there is no way the property can be used other than a bakery. A severe hardship will be caused if the Variances are not granted.

(If additional space is requested, attach an additional sheet).

7. The names and addresses of the owners of every lot on the same street within five hundred (500) feet of the lot or building involved, and of the owners of every lot not on the same street within one hundred fifty (150) feet of the said lot or building are as follows:

NAME

ADDRESS

(If additional space is needed, attach an extra sheet).

Frederic M. Wentz, Esquire  
Frederic M. Wentz, Esquire  
Petitioner

Owner

Frederic M. Wentz, Esquire

PETITION OF FRANK F. M

Commonwealth of Pennsylvania:

County of Montgomery  
FRANK F. MANZE &  
DOMENICO GAMBONE being duly sworn according to law depose and say that the foregoing is true and correct.

Sworn to and subscribed before me A Not

this 3rd day of July

Notary Public  
Phyllis A. Green  
Notary Public for the County of Montgomery, Pa.  
(DO NOT WRITE IN SPACES BELOW)

The required notices have been given for the hearing.

Petition granted

Petition refused

The following special conditions are imposed:

Trust Deed to  
Daylight Mrs.

Date of order Aug. 3, 1937



March 3, 1983

Improvements, de-

listing

the

sketch.

Sworn to and subscribed before me

A Notary Public

this

day of

19

83

March

Notary Public

Signature of Applicant

FRANK F. MARZE & DOMENICO GAMBONE

County of Montgomery

Commonwealth of Pennsylvania

SS

DATE

March 3, 1983

being duly sworn according to law, deposes and says that the facts above set forth are true and correct.

FRANK F. MARZE & DOMENICO GAMBONE

Notary Public

Signature of Applicant

FRANK F. MARZE & DOMENICO GAMBONE

County of Montgomery

Commonwealth of Pennsylvania

The following special conditions are imposed:

Truck driving to daylight in.

Date of order Aug. 3, 1987

The required notices have been given for the hearing on the foregoing petition

Notary Public

Signature of Applicant

DECISION

Date petition filed 19

Date petition received 19

Received by whom

Date and time of hearing PM 19

BY ORDER OF THE ZONING HEARING BOARD

PROPOSED NEW ADDITION'S FOR CONSHOHOCKEN ZITHMAN BAKERY

1<sup>ST</sup> ADDITION

OLD BAKERY



March 3, 1983

above set forth are

19 83

*Gene  
Gambice*

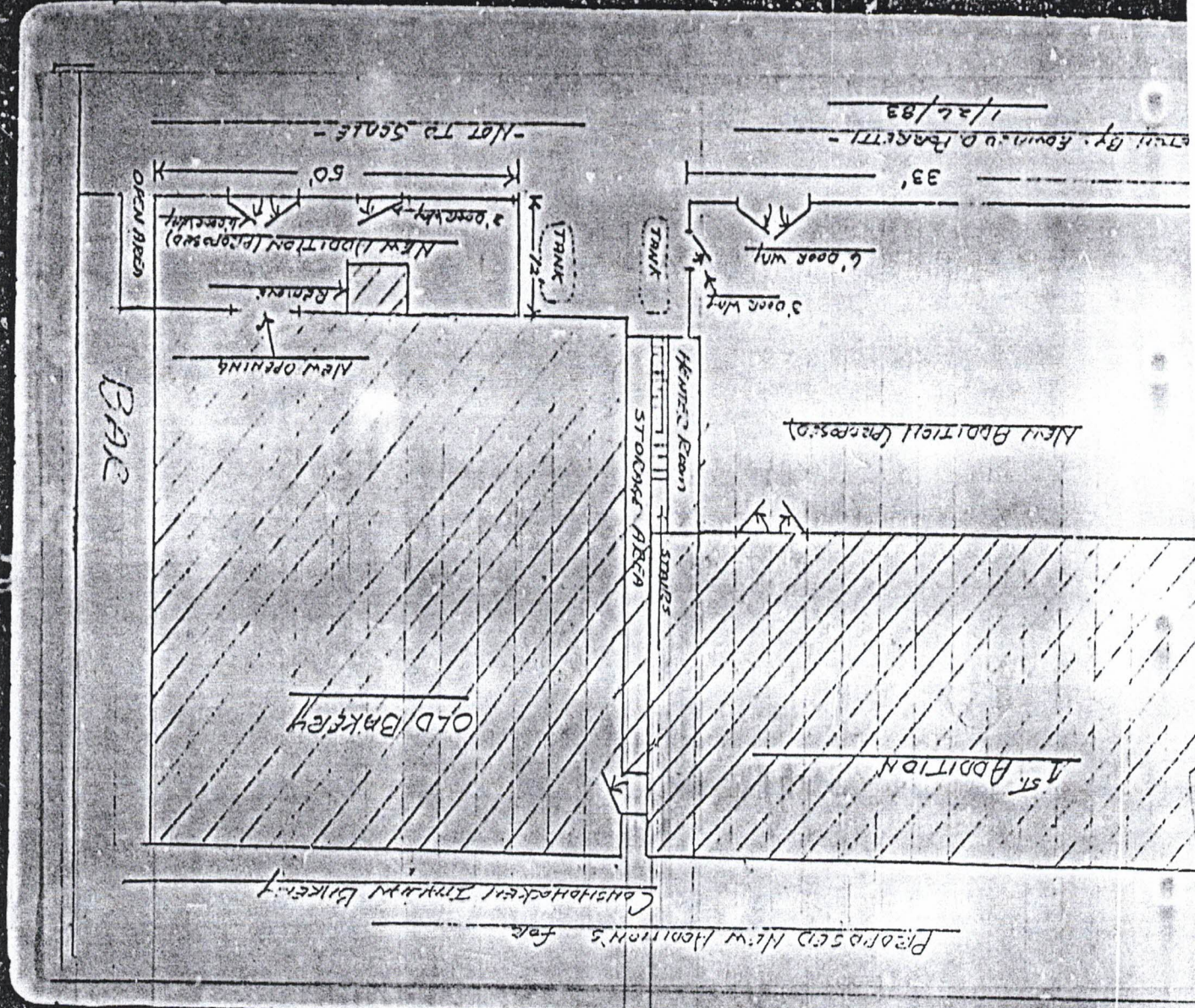
10

19

PM

18

G BOARD



Zoning Informant  
March 29, 1983

1st Hearing:  
Time: 7:30 P.M.

Applicant: Fran  
Ital

Premises Involve

Owners of Record:

Applicants wish to

premises.

Proposed addition:

The applicant's

and building area

attorney, Frederic

The variances re-

additions.

A submitted sketch

addition would be

of the bakery; the

building which was

A review of the

would be exceed

This is the thir

once for the use

back building,

were for this loc

to ask permission

Big John's Cafe)

The status of th

If the variances

covered by struc

how will these ad

bakery's own tru



BOROUGH OF CONSHOHOCKEN  
CONSHOHOCKEN, PA.

APPLICATION FOR ZONING PERMIT  
(Non-Conforming Use)

Date: 7-11-66

Premises: 79 James St Conshohocken, Pa

Size of Lot: 70 X 60

Zoning District: R-3

Owner of Record: Peter Dellaponte

Occupant: Light Industrial + Warehouse

Nature of Use: Light Industrial + Warehouse

Date such use actually began: 1960

Proof of use:

1. Date fictitious name, if any, registered: none
2. Date of incorporation, if any: none
3. Business listing in telephone directory, if any: Peter Dellaponte
4. Pa. Sales and Use Tax Registration No.:
5. Other:

I hereby certify that the statements contained herein are true and correct to the best of my knowledge, information and belief.

I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance.

Peter Dellaponte  
Applicant



BAM/mh  
M5600-88-7  
4/88

BEFORE THE ZONING HEARING BOARD OF  
THE BOROUGH OF CONSHOCKEN

IN RE: Application of Frank Manzi and Domenico Gambone  
PREMISES: 79-81 Jones Street, Conshohocken, Pennsylvania

This is an application for a special exception to construct a second floor on an existing portion of a first floor structure.

FINDINGS OF FACT

1. The property is located at 79-81 Jones Street in an "R-3" Residential Zone with a non-conforming use as a whole-sale/retail bakery.
2. The owners and the applicants are Frank Manzi and Domenico Gambone of 79-81 Jones Street, Conshohocken, PA.
3. The applicants request a special exception to make a structural alteration involving the extension of a non-conforming use.
4. The applicants propose to erect a second floor on an existing portion of a first floor structure in order to house special equipment needed in connection with the bakery business.
5. The applicants' proposal would not be contrary to public interest and would not adversely affect the health, safety and welfare of the community.

DISCUSSION

The applicants request a special exception to extend a non-conforming use by constructing a second floor on an existing

Board

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Board is

Dated:



10-08-7

portion of a first floor structure. The applicants need this additional space to house special equipment needed in connection with the bakery business.

The Board determines that the applicants' proposal would not be contrary to the welfare of the community and that the applicants meet all of the requirements necessary for a special exception. Accordingly, the applicants proposal should be granted.

DECISION

The applicants request for a special exception from the terms of the Zoning Ordinance to erect a second story addition in accordance with the plans submitted to the Zoning Hearing Board is hereby granted.

CONSHOHOCKEN ZONING HEARING BOARD

*Charles J. Mitchell*  
Chairman  
*Robert M. Ludwig*

Dated: April 6, 1968

Premises:  
Owner of  
Occupant:  
Nature of  
Date such  
Proof of u  
1. D  
2. D  
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4. P  
5. O  
the best o  
subject to



BOROUGH OF CONSHOHOCKEN, PA.

TO THE CONSHOHOCKEN ZONING HEARING BOARD:

DATE 7-8-92

Your petitioner (name) Frank F. Manze and Domenic Gambone Phone No. 825-9334  
of (exact address) 79-83 Jones Street

(Indicate below the nature of the petition)  
 Hereby appeals from the decision of the Zoning Officer; or  
 Hereby applies for special exception to, or variance from, the terms of the Zoning Ordinance; or  
 Hereby applies for:

1. The owner of the real estate involved in this petition is:  
Name Frank F. Manze and Domenic Gambone  
Exact address 79-83 Jones Street Phone No. 825-9334  
Conshohocken, PA 19428

and who has joined in this petition.

2. The location of the real estate involved in this petition is as follows: 607  
Spring Mill Avenue  
The dimensions and area of the real estate are: 8,360 square feet - dimensioned  
as shown on the enclosed plan

3. The real estate in question is classified at present under Zoning Class R-3  
high density residence district

At present it is used for the purpose of Residential lot, currently uninhabited

The buildings and other improvements now on the property consist of one 2-1/2  
story frame house

4. Petitioner claims the variance or exception requested Part 18  
herein may be allowed under Article(s)

Section(s) 232

of the Borough of Conshohocken: Zoning Ordinance #B-1965, as amended.

5. The variance or existing improve Section 53.3 i required side

Sections 171 a Buildings to be

Buildings to be building.

To be used for ti

Attached hereto i and size of the and/or proposed t

6. Petitioner belief following reasons Conshohocken Ital

is vital, and can Building coverage efficient operati

loading operation in staff size are (-f additional s;

7. The names and add hundred (500) fee on the same stre to be notified of:

SWORN AND ON THIS 8th 1992 BEFORE DANIEL, A.J. Conshohocken, PA. 8A.



DATE 7-8-92

and/or additions to  
ion 53.4 to reduce  
the non-conforming use,  
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ted to the proposed

peration.

indicating the location  
now erected thereon

id be granted for the  
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the existing bakery building

quirements is granted.

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side and offstreet parking  
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street within five  
meters of every lot not  
lot or building are  
will be held.

*De. Stas...*  
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*De. Stas...*  
itioner

itioner (if any)

Continuation of Item 6:

has proved adequate for the business and there is no apparent need for additional parking facilities. This non-conforming use has been an integral part of the neighborhood for some time and wishes to continue at this location.



Continuation of Item  
has proved adequate for  
parking facilities.  
neighborhood for some

DATE 7-8-92

PETITION OF \_\_\_\_\_

5. The variance or exception requested and the new improvements and/or additions to existing improvements, desired to be made are as follows:

Section 53.3 to allow approximately 70% building area. Section 53.4 to reduce required side and rear yard depths. Section 186 to extend the non-conforming use.

Sections 171 and 174 to maintain the current number of parking spaces.

Buildings to be erected: ± 5800 square foot masonry building

Buildings to be changed: The existing bakery is to be connected to the proposed building.

To be used for the purpose of extension of existing bakery operation.

Attached hereto is a plot plan of the real estate involved, indicating the location and size of the lot, and the size and details of improvements now erected thereon and/or proposed to be erected.

6. Petitioner believes that the exception(s) or variance(s) should be granted for the following reasons: Expansion is necessary for the continued growth and success of the

Conshohocken Italian Bakery within the Borough. Connection to the existing bakery building is vital, and can only be accomplished if a variance of yard requirements is granted.

Building coverage in excess of 40% of the lot area will provide the space necessary for efficient operation of the business. Proposed off-street loading will reduce current loading operations on Jones Street, allowing more curb side parking. No significant changes in staff size are anticipated. The current combination of curb side and offstreet parking (i.f additional space is required, please continue on an additional sheet)

7. The names and addresses of the owners of every lot on the same street within five hundred (500) feet of the lot or building involved, and the owners of every lot not on the same street within one hundred fifty (150) feet of said lot or building are to be notified of this petition and the date on which hearing will be held.

SWORN AND SUBSCRIBED Frank J. Marino, Petitioner

ON THIS 8th DAY OF JULY 1992 BEFORE ME, FRANK Frank J. Marino, Owner

DANGELO, FRANK J. IN CONSO.  
8A.  
Notary Public for the State of Pennsylvania  
Commission Expires: \_\_\_\_\_  
I, \_\_\_\_\_  
Notary Public for the State of Pennsylvania

Attorney for Petitioner (if any)



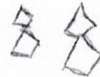
BEFORE THE ZONING HEARING BOARD OF  
THE BOROUGH OF CONSHOHOCKEN

IN RE: Application of Frank Manze and Domenic Gambone  
PREMISES: 83 Jones Street, Conshohocken, Pennsylvania

Applicants seek a Use Variance and a Variance from the building area coverage requirements of the zoning ordinance to erect a two story building with a bakery shop and offices.

FINDINGS OF FACT

1. The premises in question are situate at 83 Jones Street, and are located in an "R-3" Residential Zone.
2. The applicants are Frank Manze and Domenic Gambone of 79 Jones Street, Conshohocken, Pennsylvania.
3. The owners of the real estate in question are Rowland F. Lee and Catherine B. Lee of 201 Church Road, Norristown, Pennsylvania.
4. The applicants seek a Use Variance and a Variance from the lot coverage requirement of the zoning ordinance in order to erect a two story building to be used as a bakery shop and offices.
5. The proposal of the applicants would not be contrary to the health, safety and welfare of the community.
6. The applicants have established an unnecessary hardship which would entitle them to a Variance from the zoning ordinance.



← Sutcliffe Park for Weekly Carnival,  
710 S. Mill Ave. apt.

1.  
2.  
3.  
4.

DISCUSSION

The Conshohocken Zoning Ordinance gives the Zoning Hearing Board the power to grant Variances from the terms of the Ordinances. Since the applicants' proposal is not contrary to the welfare of the community, and since the applicants have unnecessary hardship, the grant of a Variance is appropriate.

DECISION

The applicants' request for a Use Variance and a Variance from the terms of the lot coverage requirements of the Zoning Ordinance is hereby granted with the following stipulation:

1. Have off street parking be made available for all trucks and vehicles owned by the Conshohocken Italian Bakery.

ZONING HEARING BOARD

*John Williams*

Chairman

*Charles J. Martindale*

*[Signature]*

DATE SIGNED; DECEMBER 6, 1977



# 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: **12/12/2024**  
 Municipality: **Borough of Conshohocken**  
 Proposal Name: **Conshohocken Italian Bakery Minor Subdivision and Lot Consolidation**  
 Applicant Name: **LaFamiglia I, LP**  
 Address: **79 Jones Street**  
 City/State/Zip: **Conshohocken, PA 19428**  
 Phone: **610-340-0290 / 610-304-0222**  
 Email: **breadboys@aol.com, tina@conshybakery.com**

Applicant's Representative:  
 Address:  
 City/State/Zip:  
 Business Phone (required):  
 Business Email (required):

## Type of Review Requested:

*(Check All Appropriate Boxes)*

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

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

## Type of Plan:

- Tentative (Sketch)
- Preliminary / Final**

## Type of Submission:

- New Proposal \*
- Resubmission\*

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

## Zoning:

Existing District: **BR-2**  
 Special Exception Granted **Yes** No  
 Variance Granted **Yes** No For

## Plan Information:

Tax Parcel Number(s)  
**05-00-09756-00-4, 05-00-09764-00-5, 05-00-06056-00-5, 05-00-09768-00-1, 05-00-06056-00-9**  
 Location **603, 607, 613 Spring Mill Avenue, 79 & 83 Jones Street, Conshohocken, PA**  
 Nearest Cross Street **Jones Street**  
 Total Tract Area **0.5291 Acres**  
 Total Tract Area Impacted By Development **N/A - No development proposed**  
*(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)*

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

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

Additional Information:

















































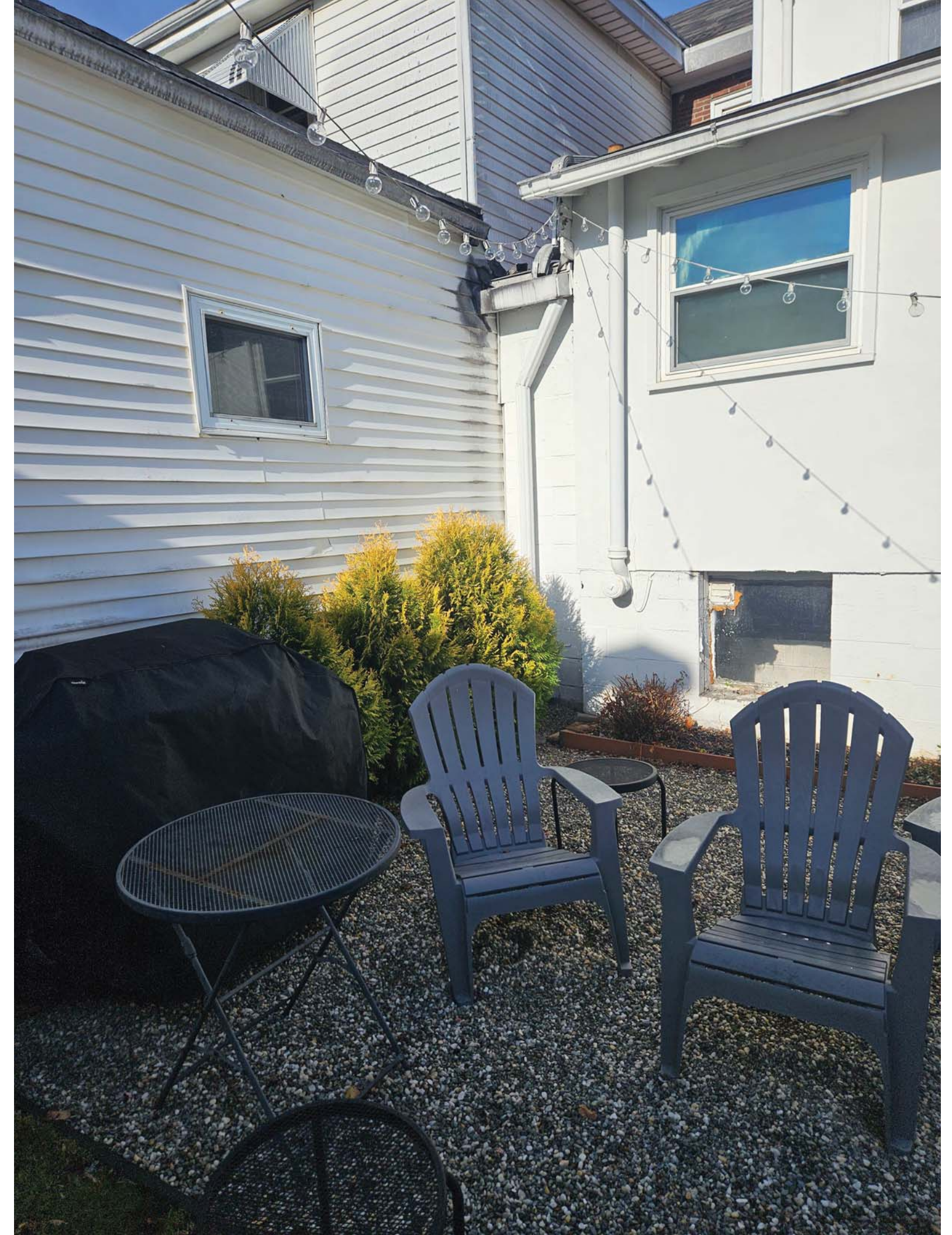




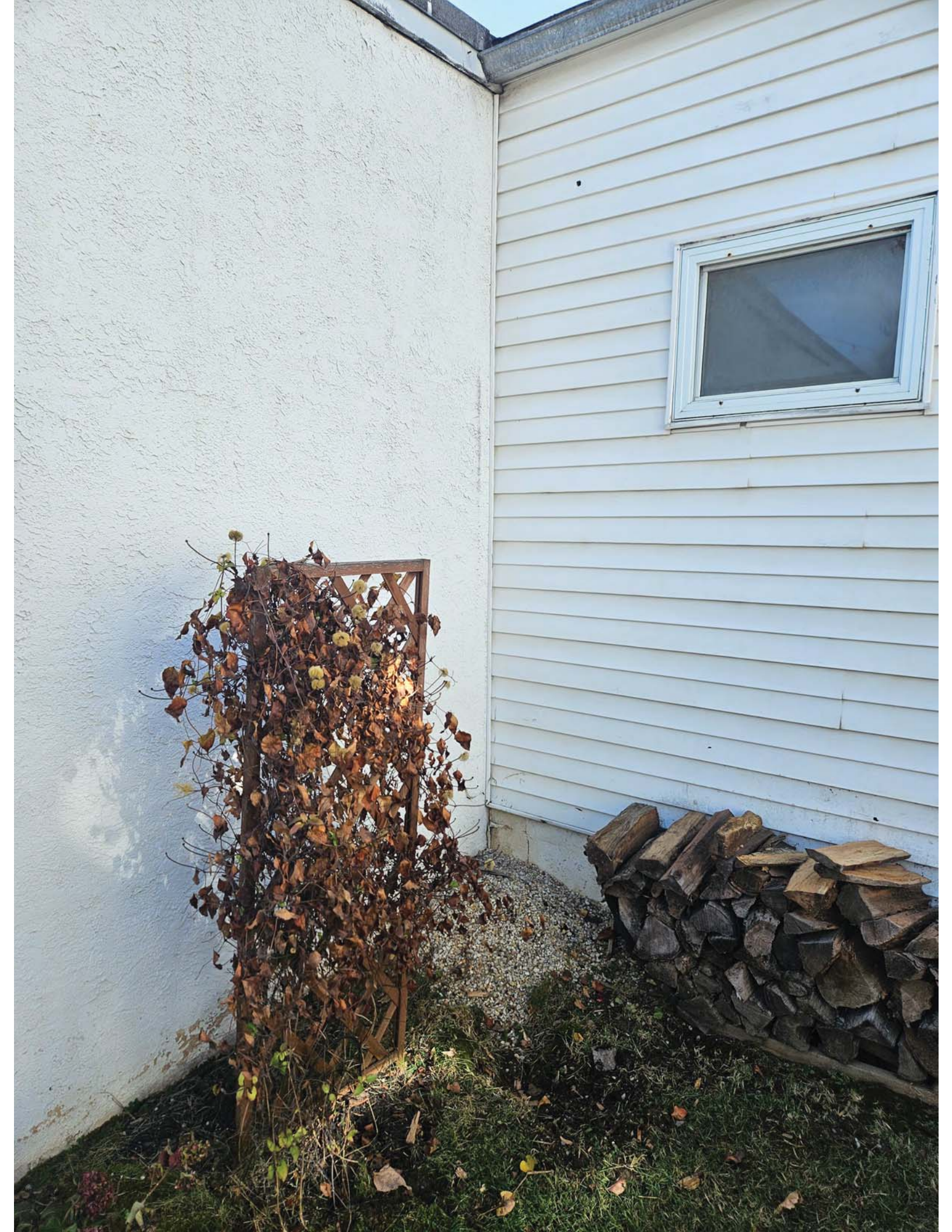




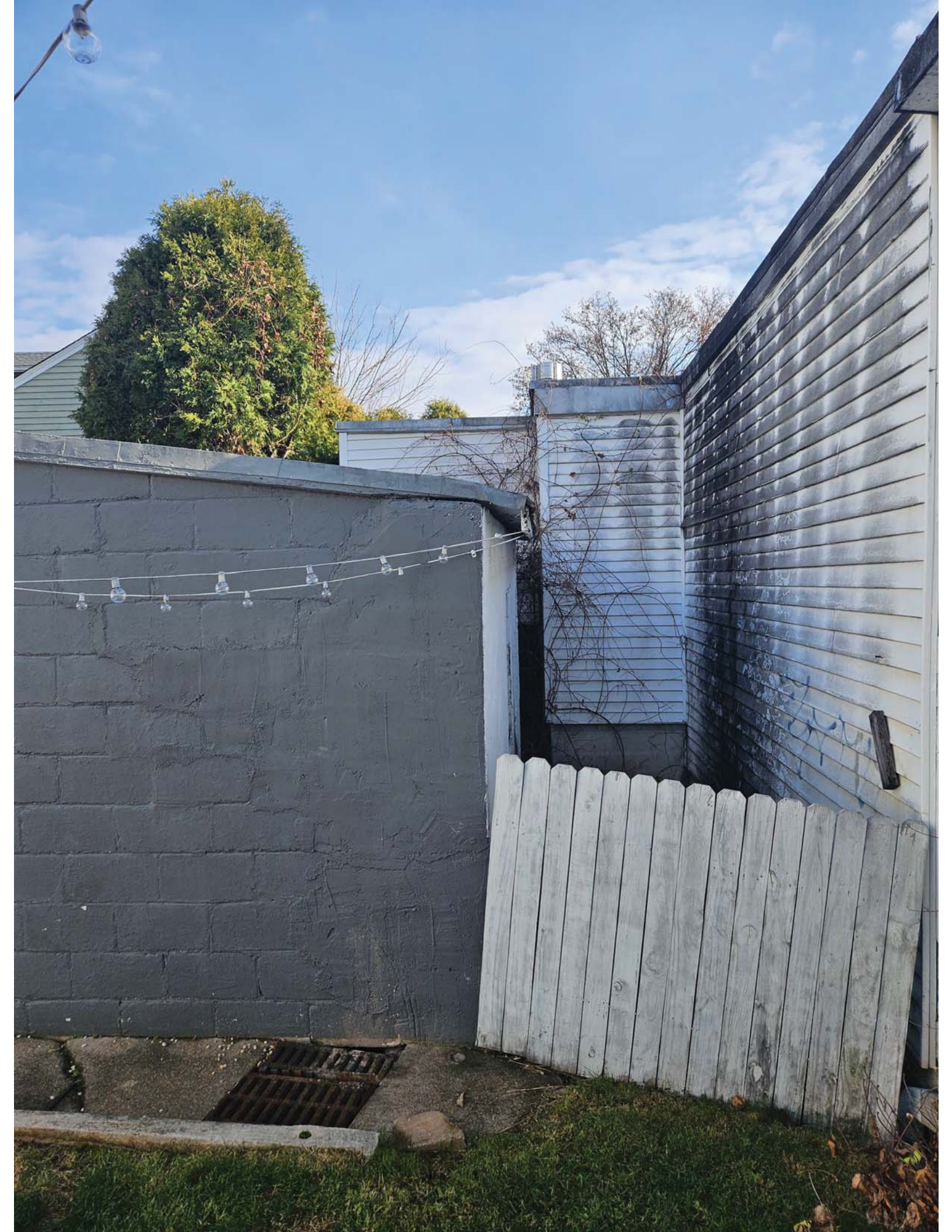








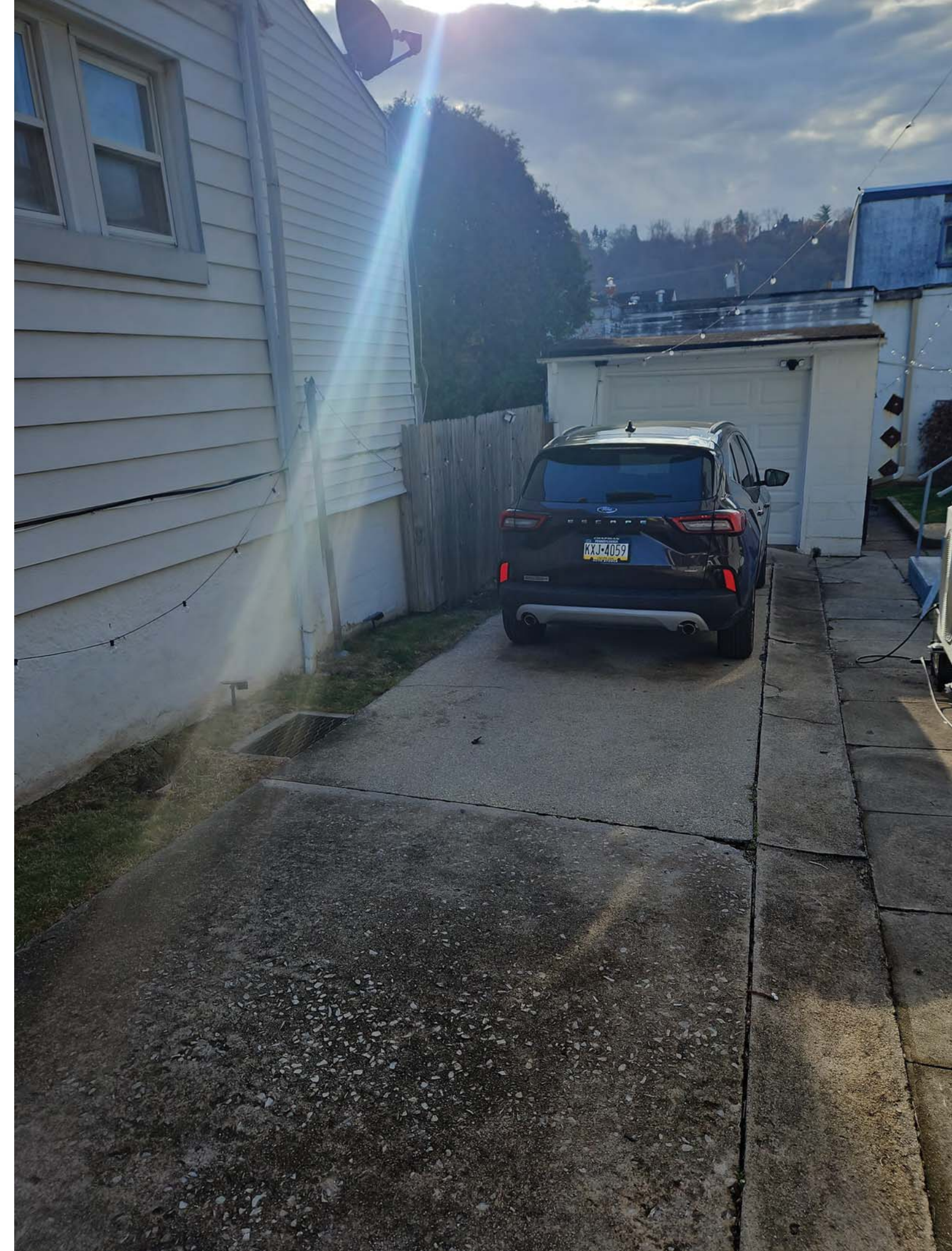








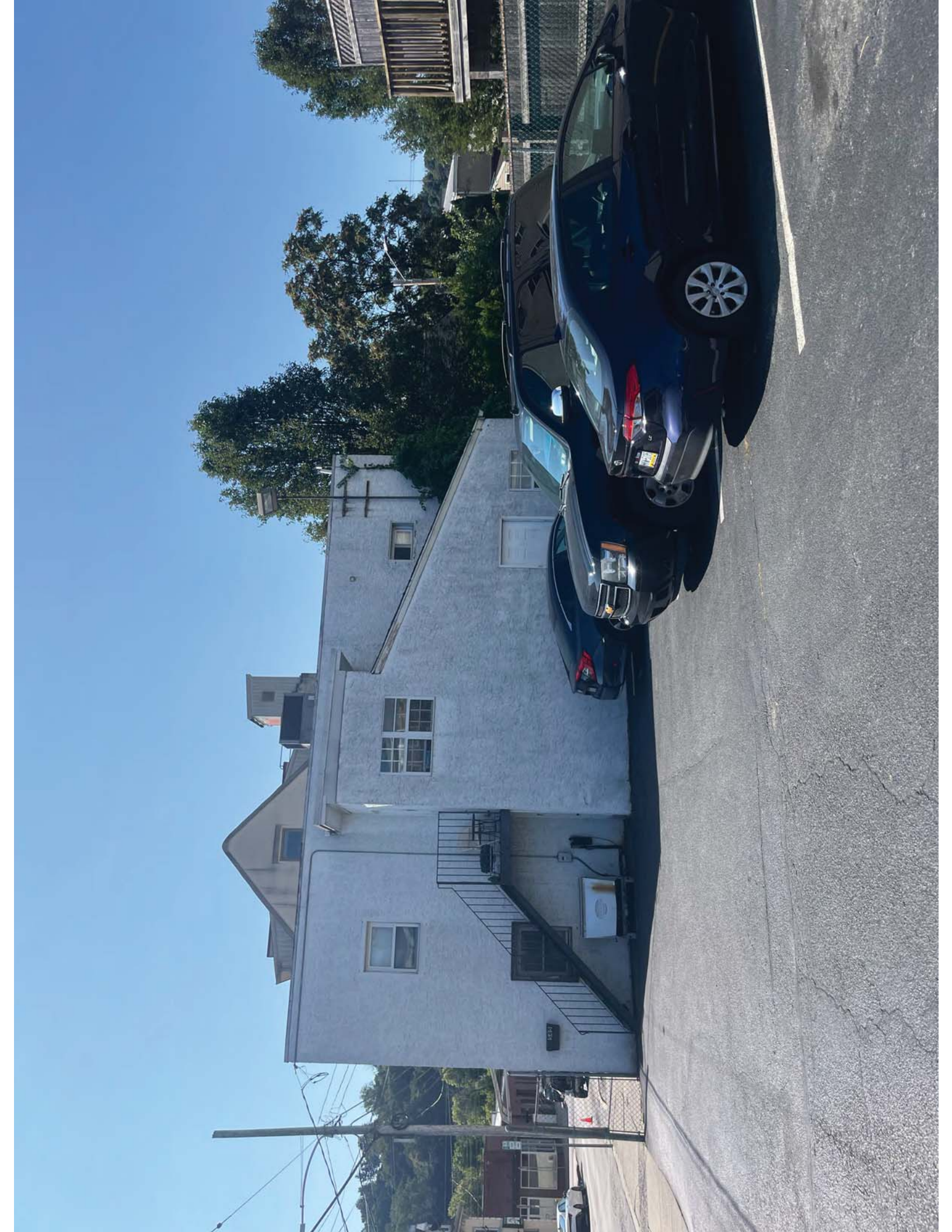




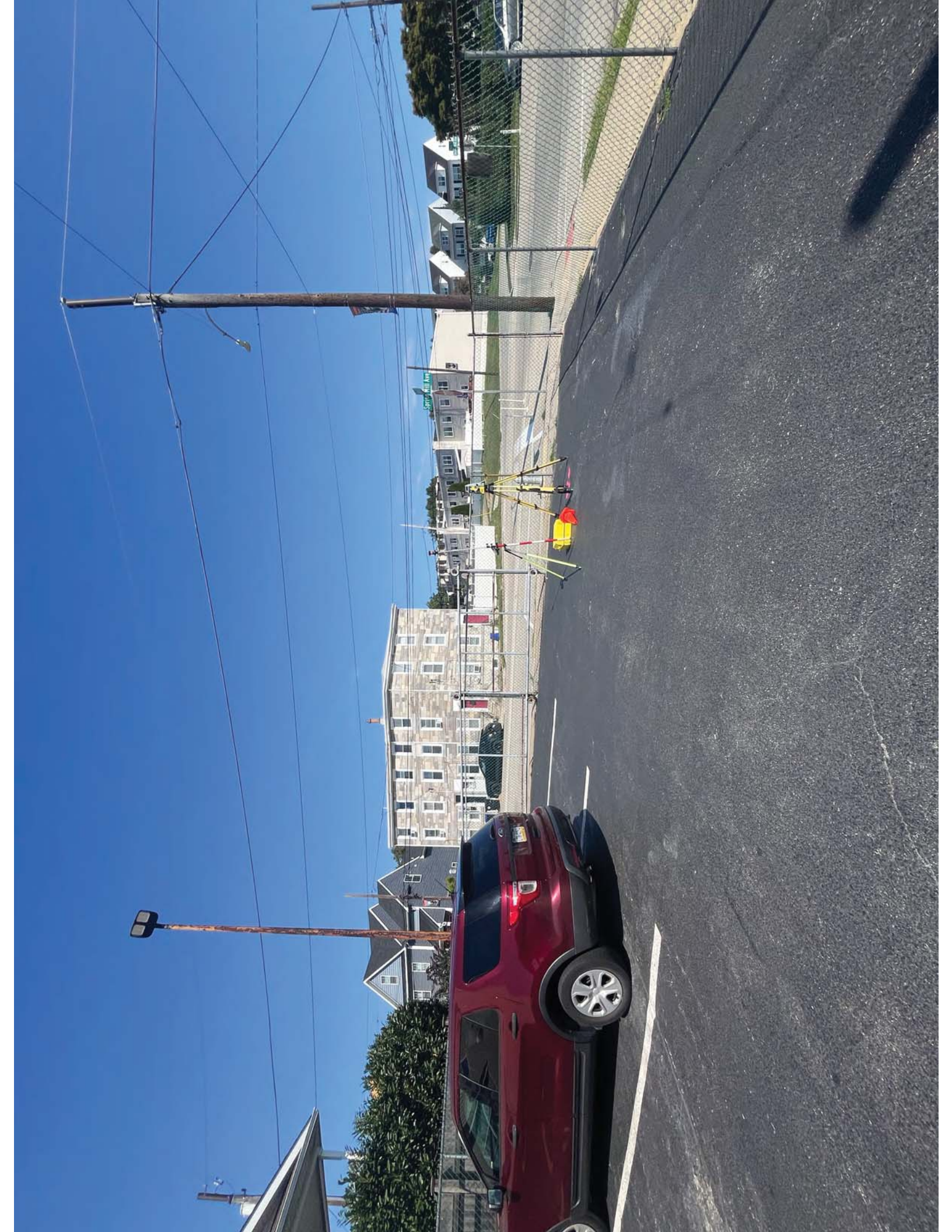




















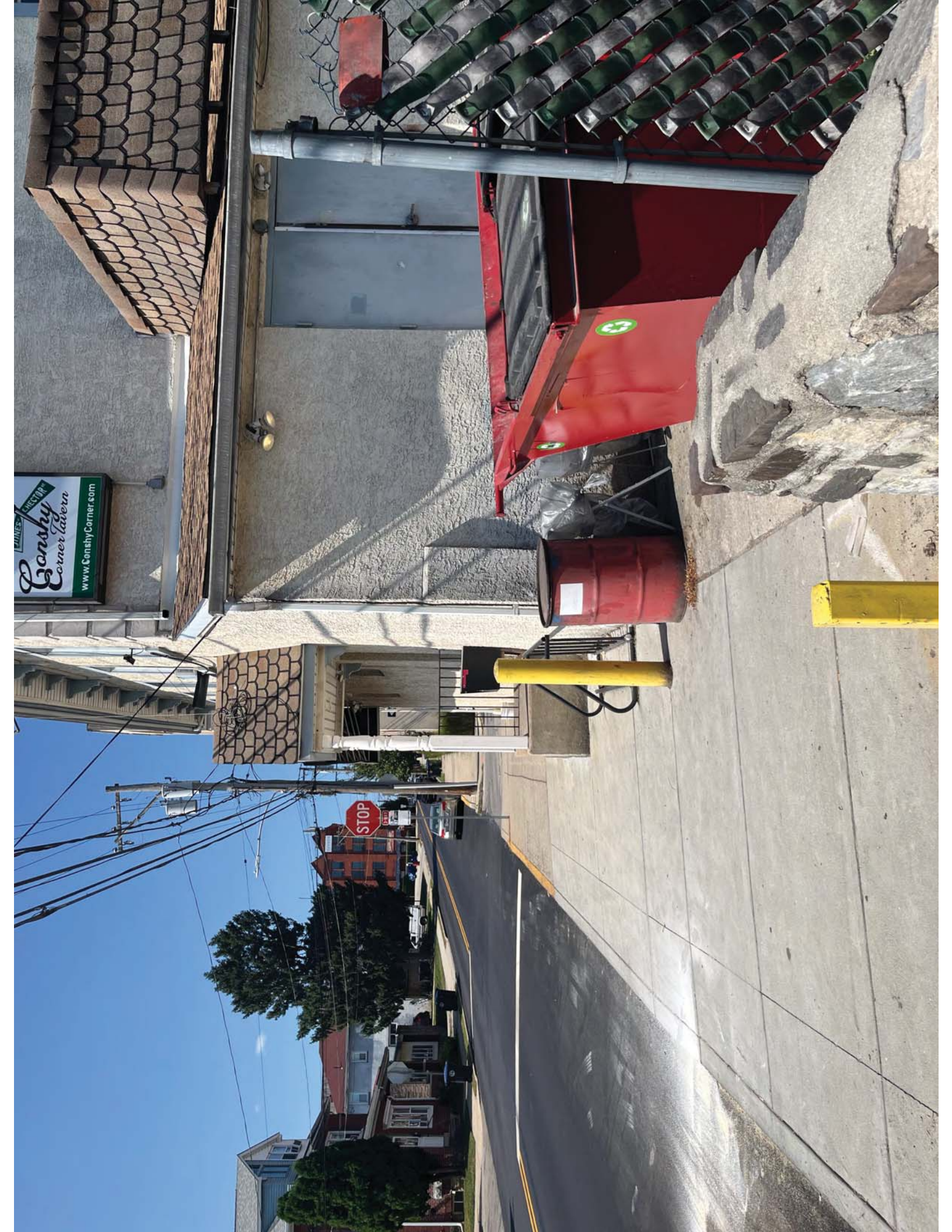










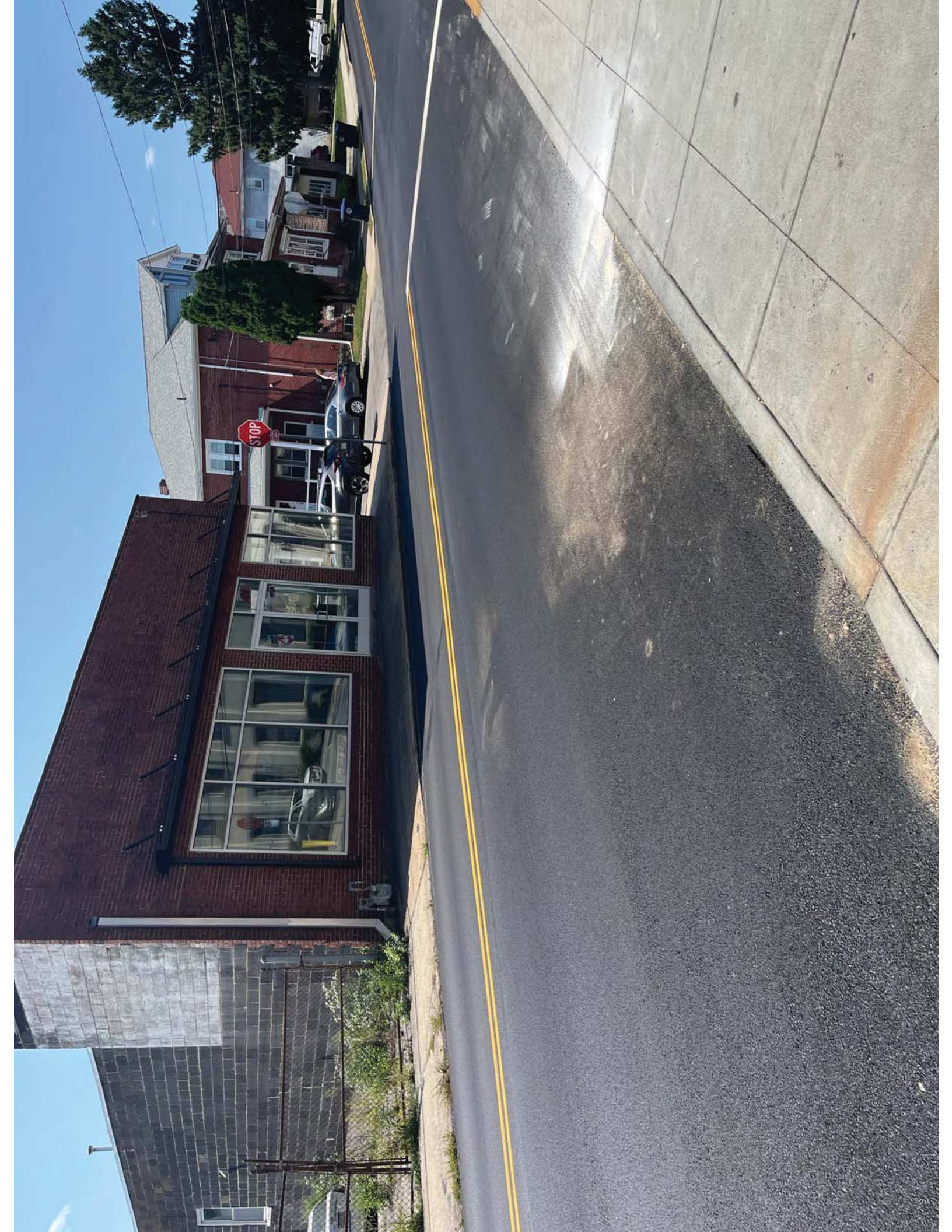


WINES & LIQUORS  
**Ganshy**  
Corner Tavern  
www.GanshyCorner.com

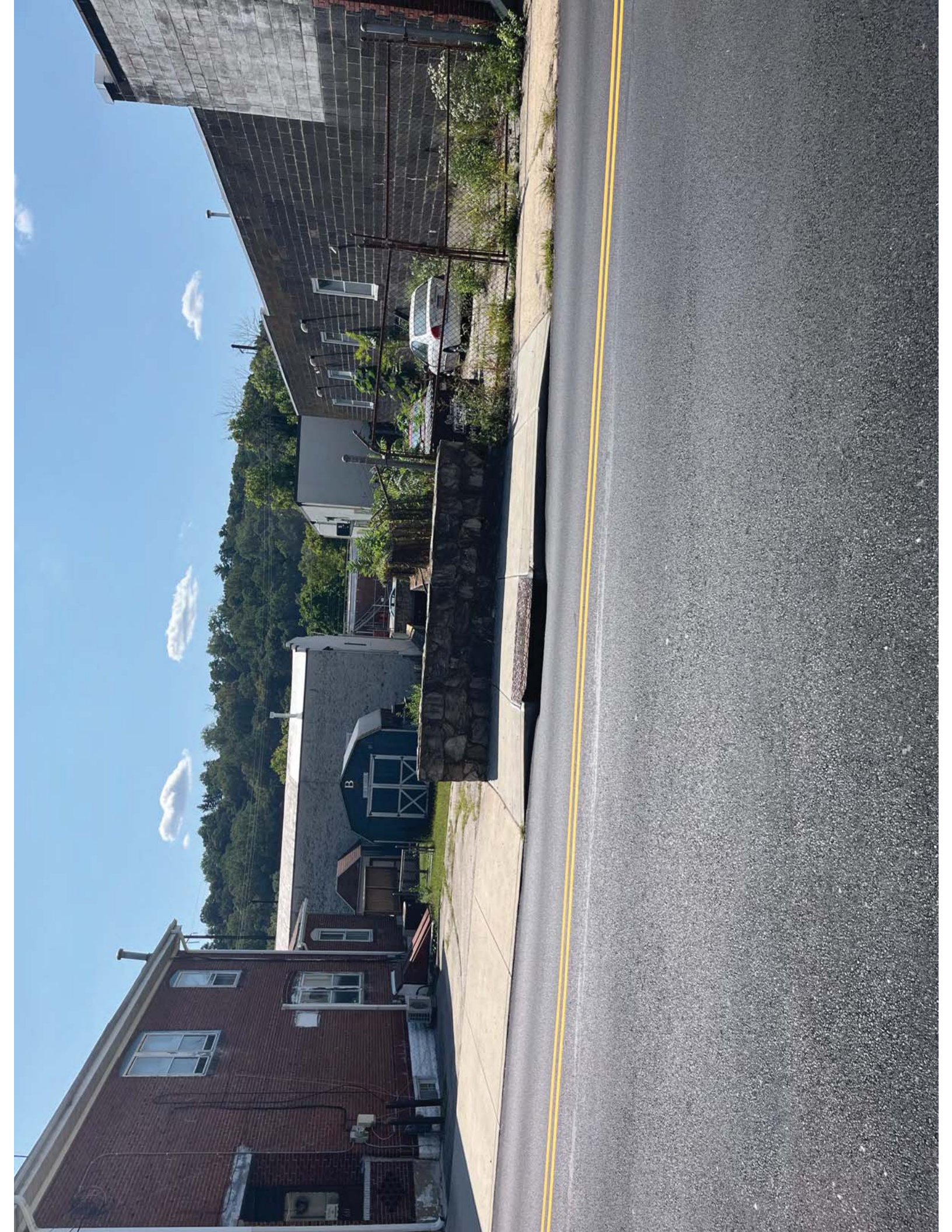
STOP

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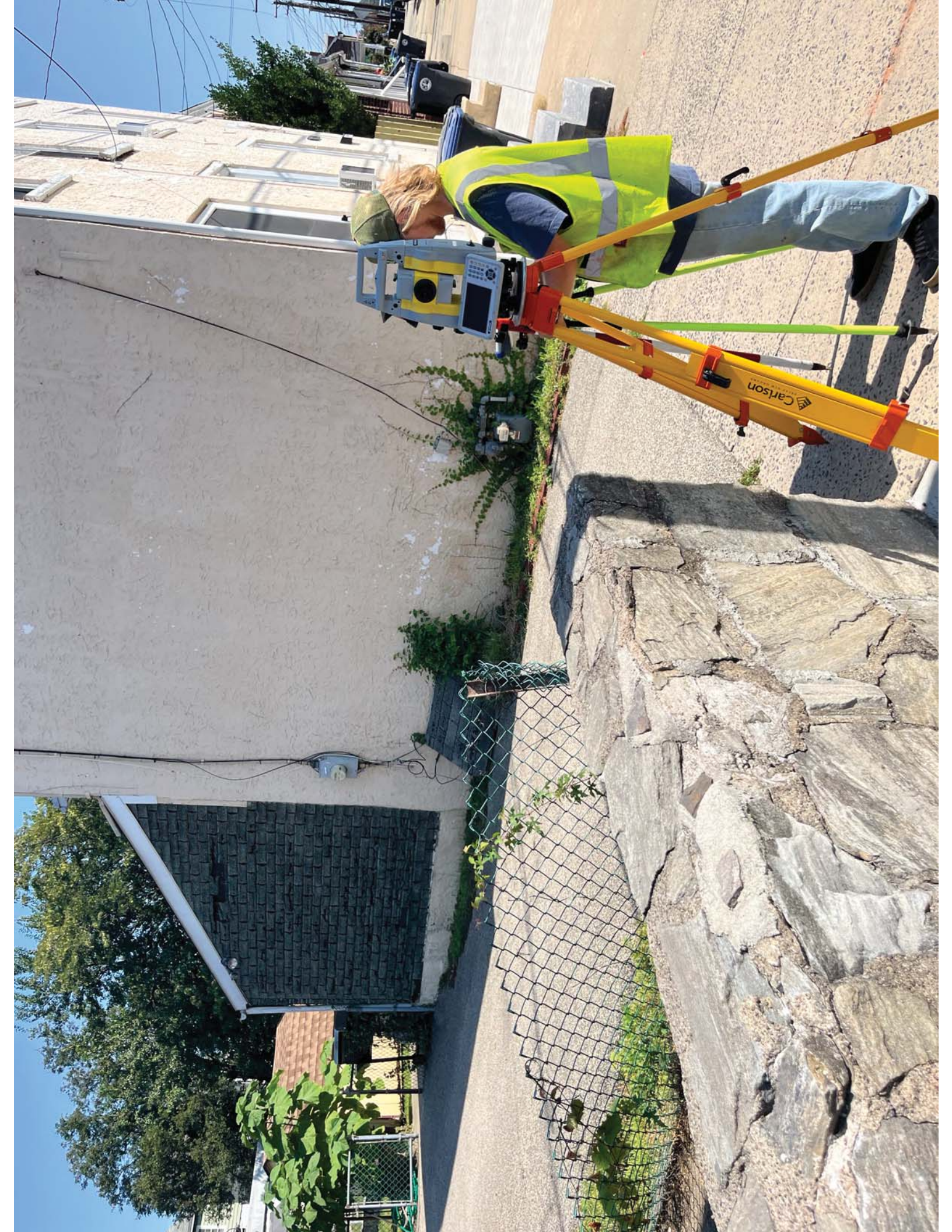
















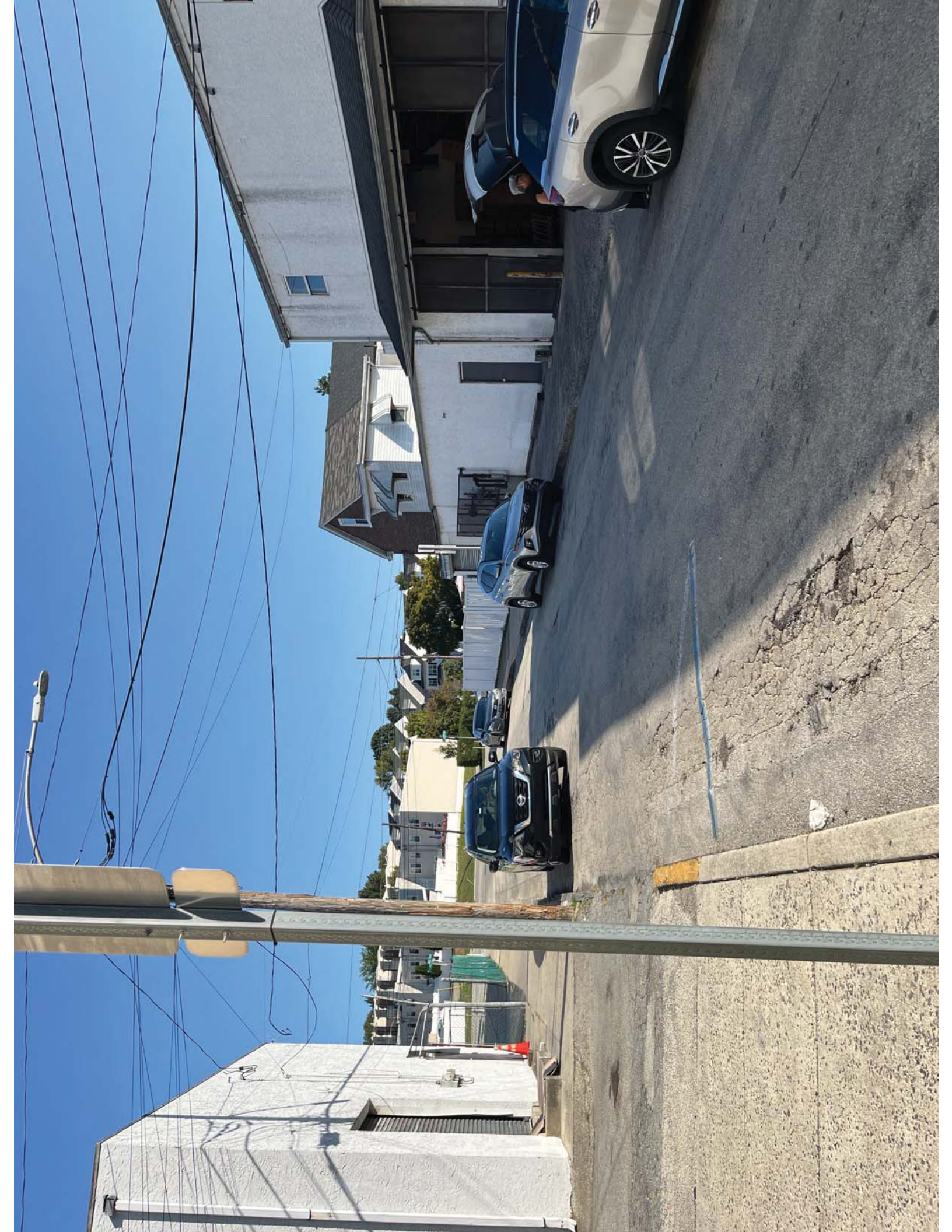




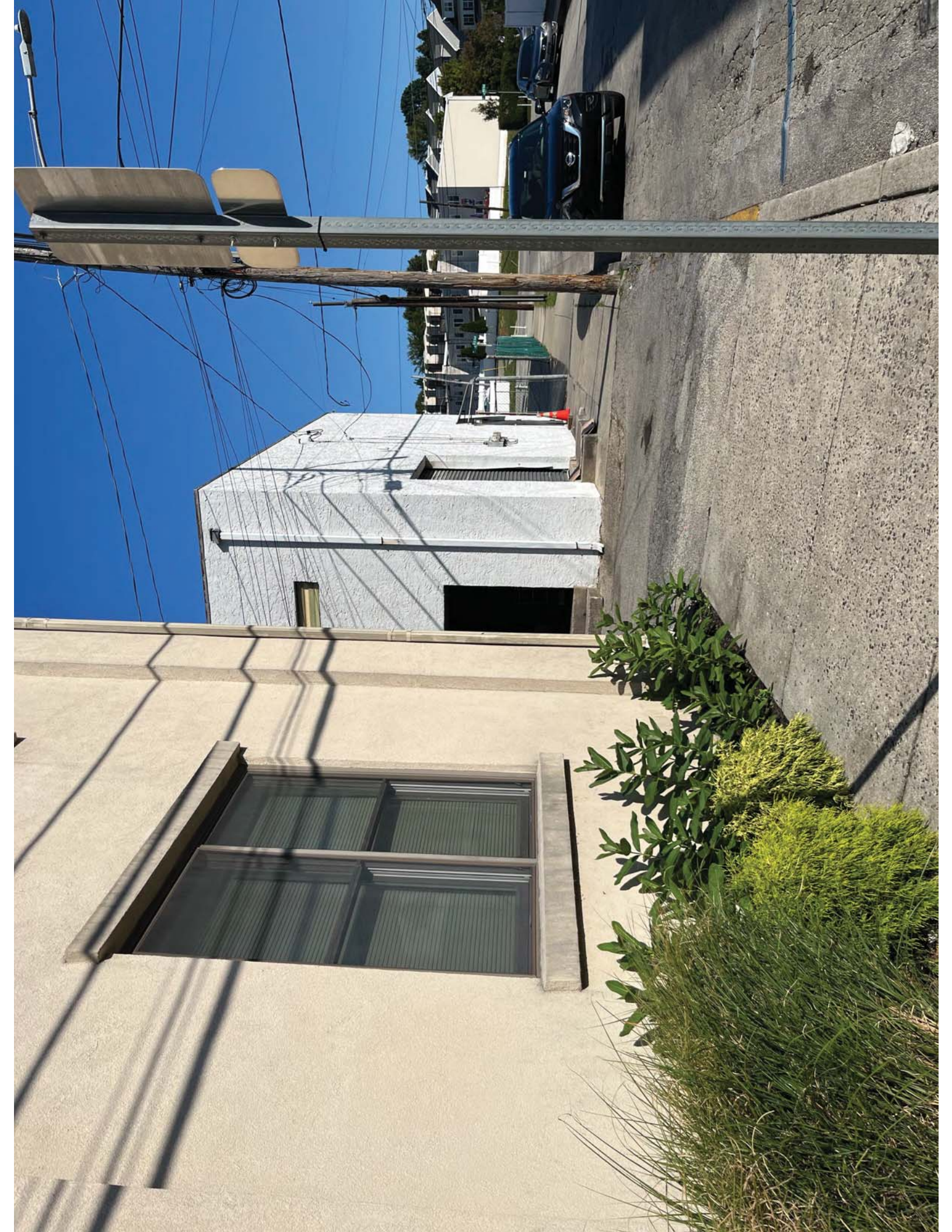
















LOADING ZONE 2:00AM TO 8:00AM  
15 MINUTE PARKING 8:00AM TO 5:00PM

Pizzeria

850



LOADING ZONE  
2:30AM  
TO 8:00AM  
←

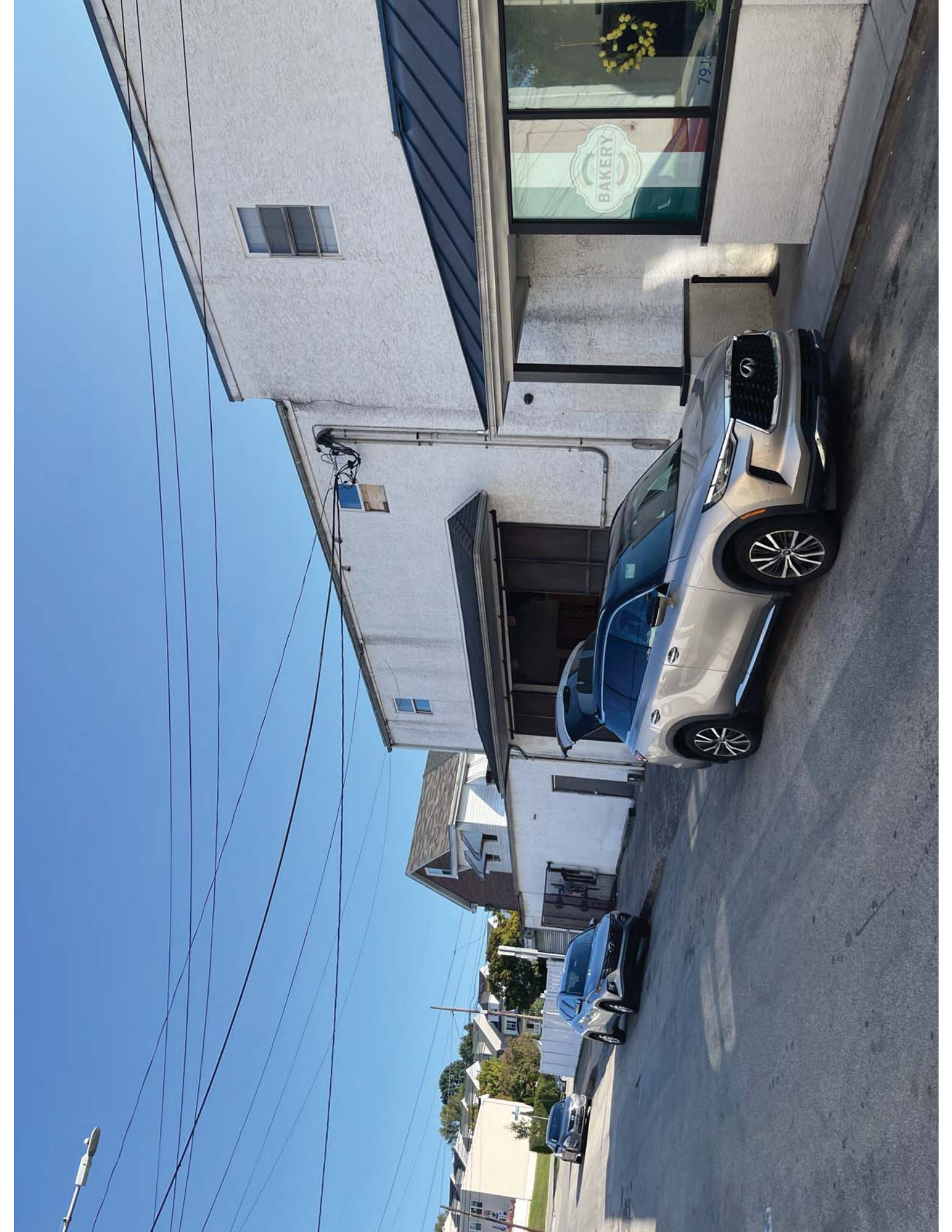
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TO 5:00PM  
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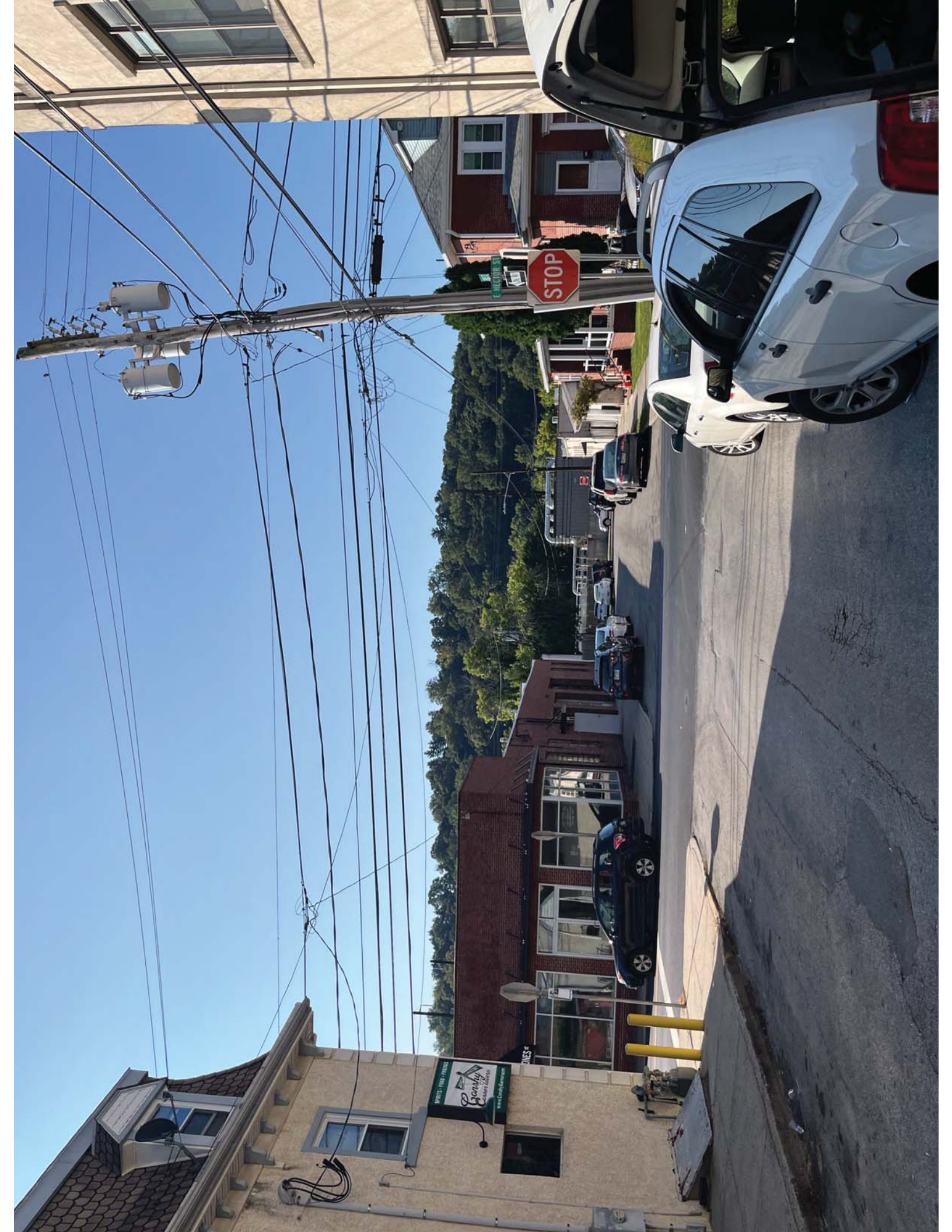
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www.Grandby.com

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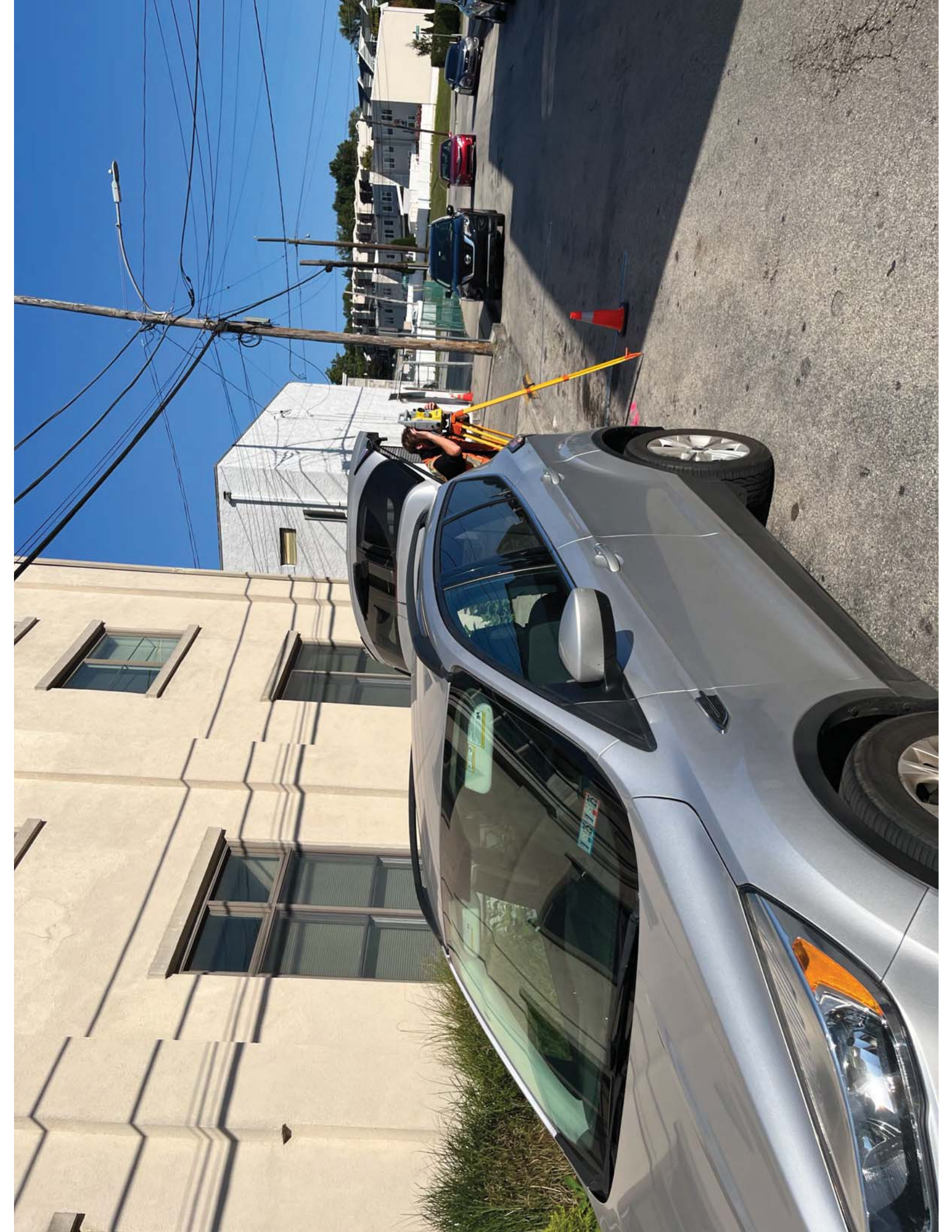




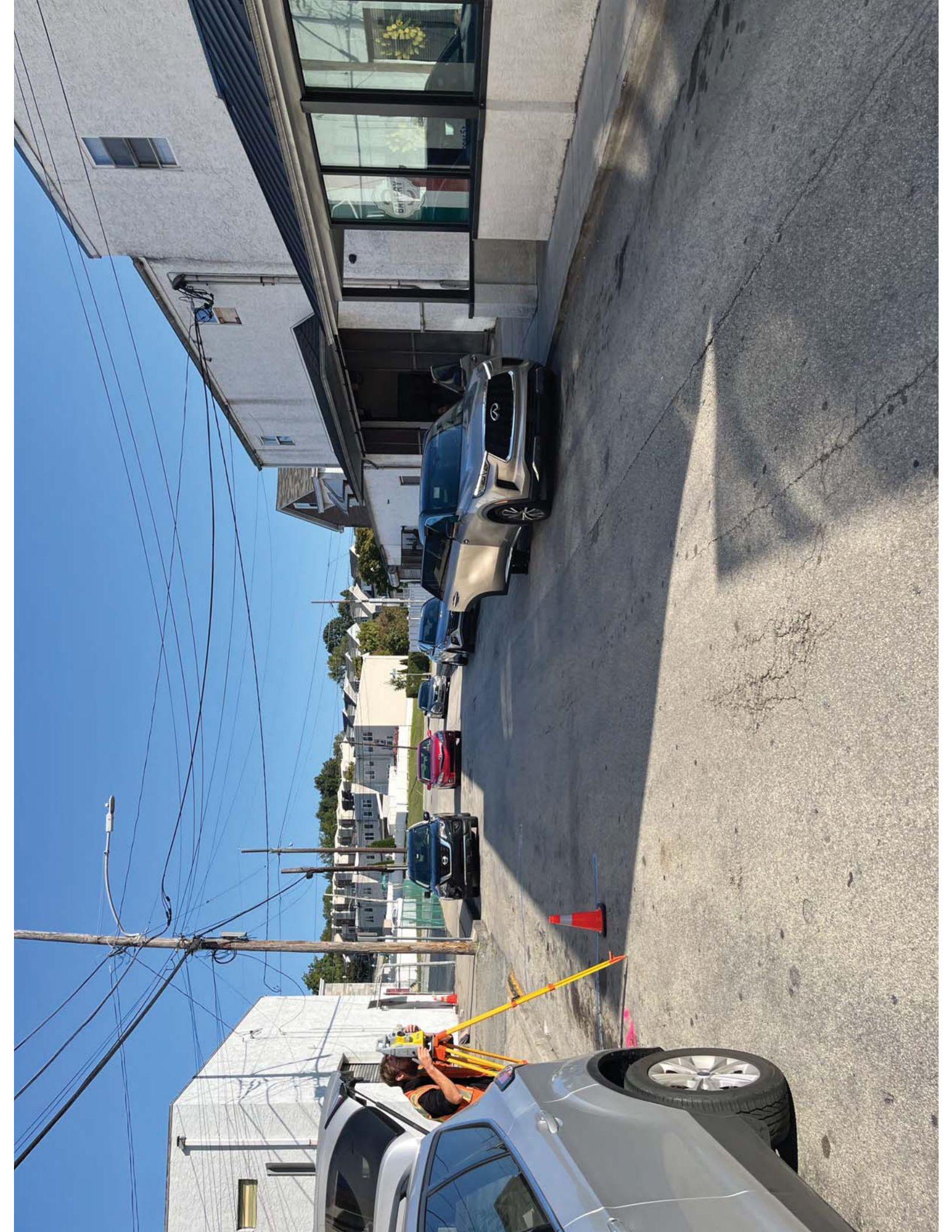
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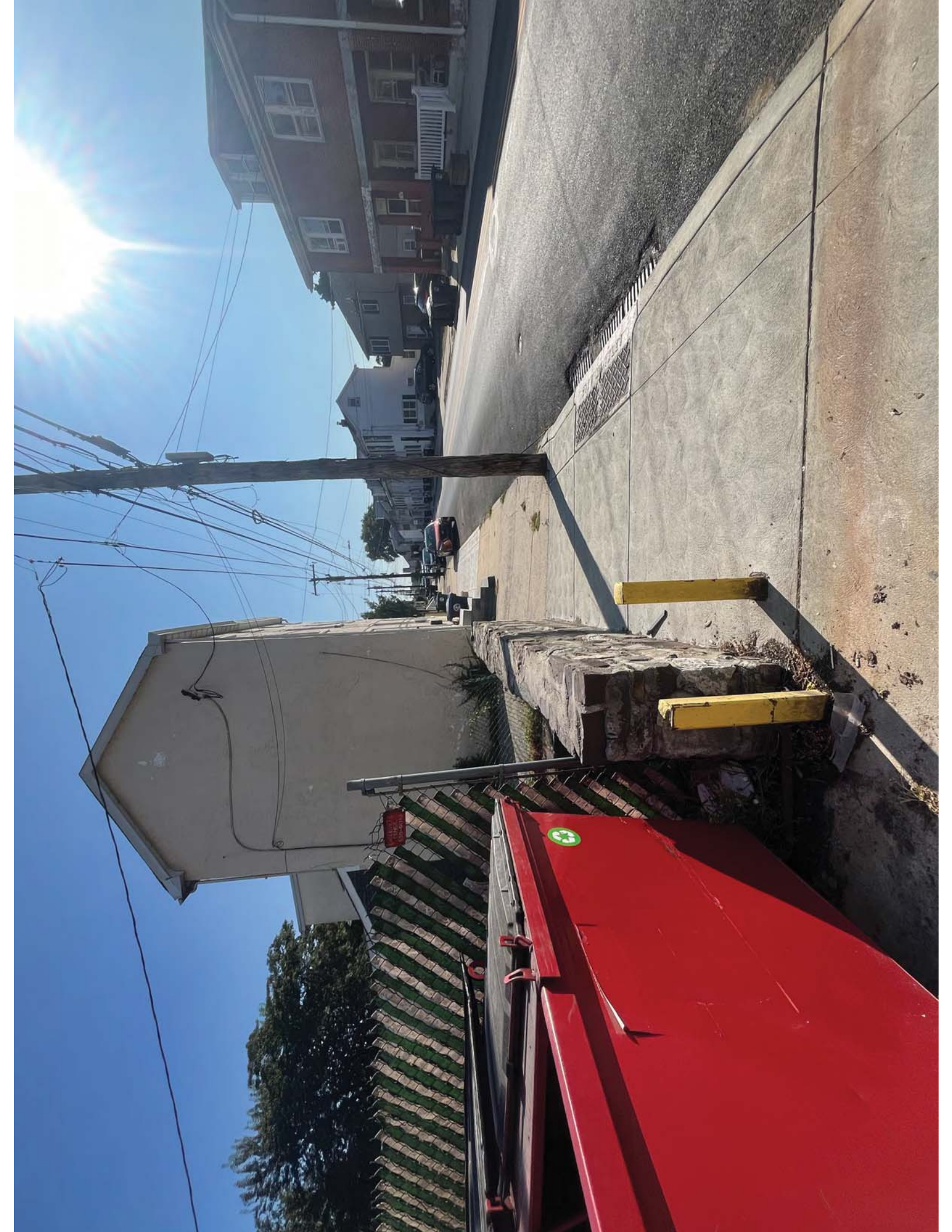




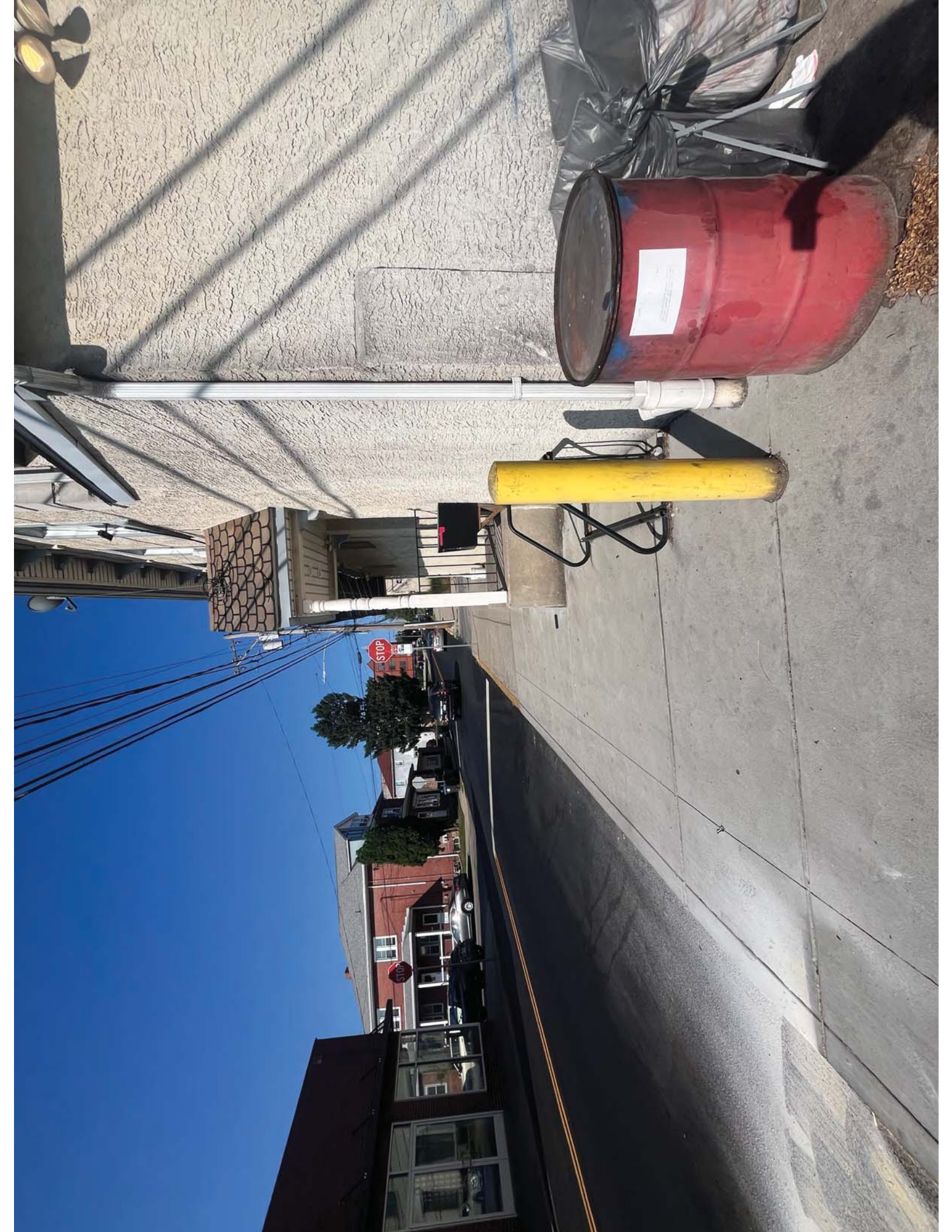








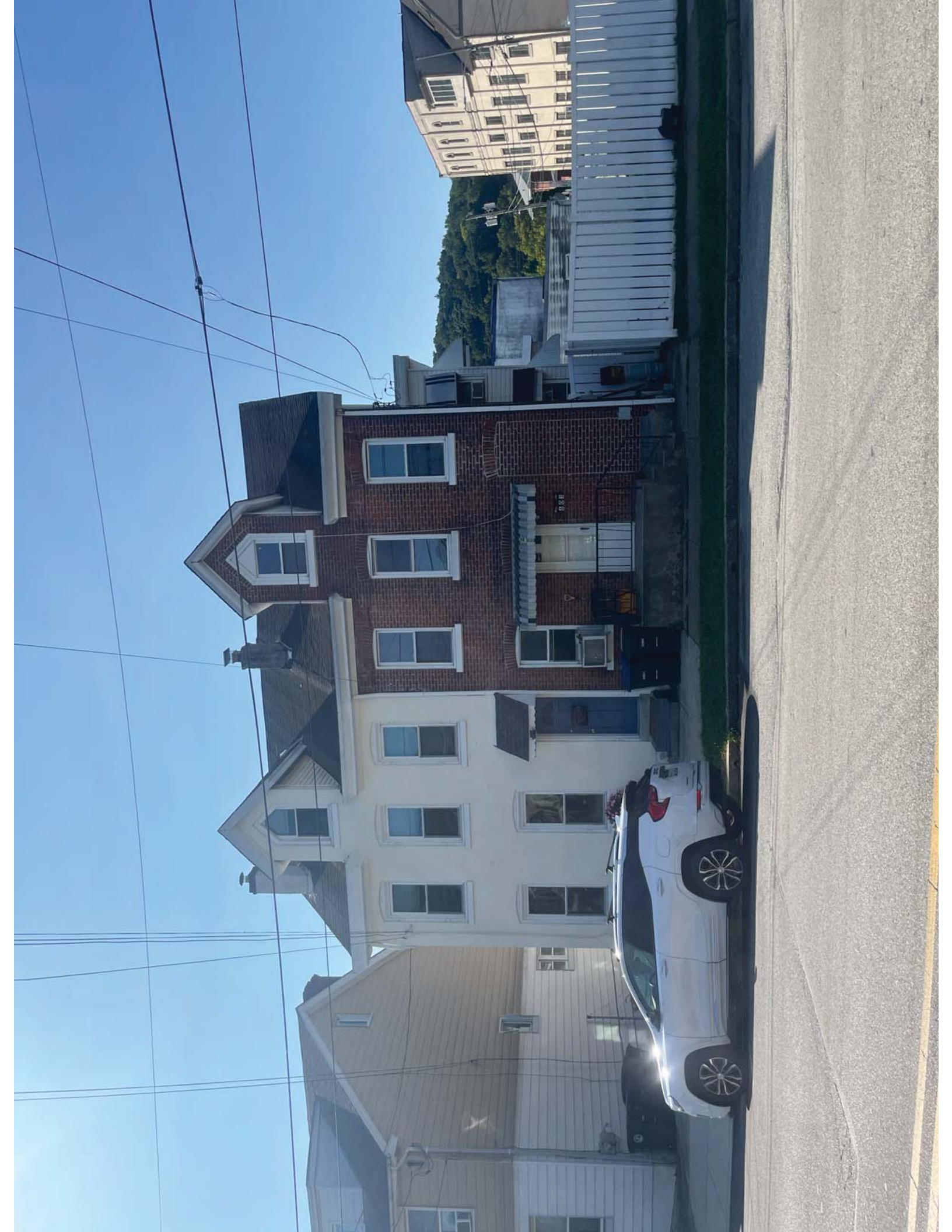




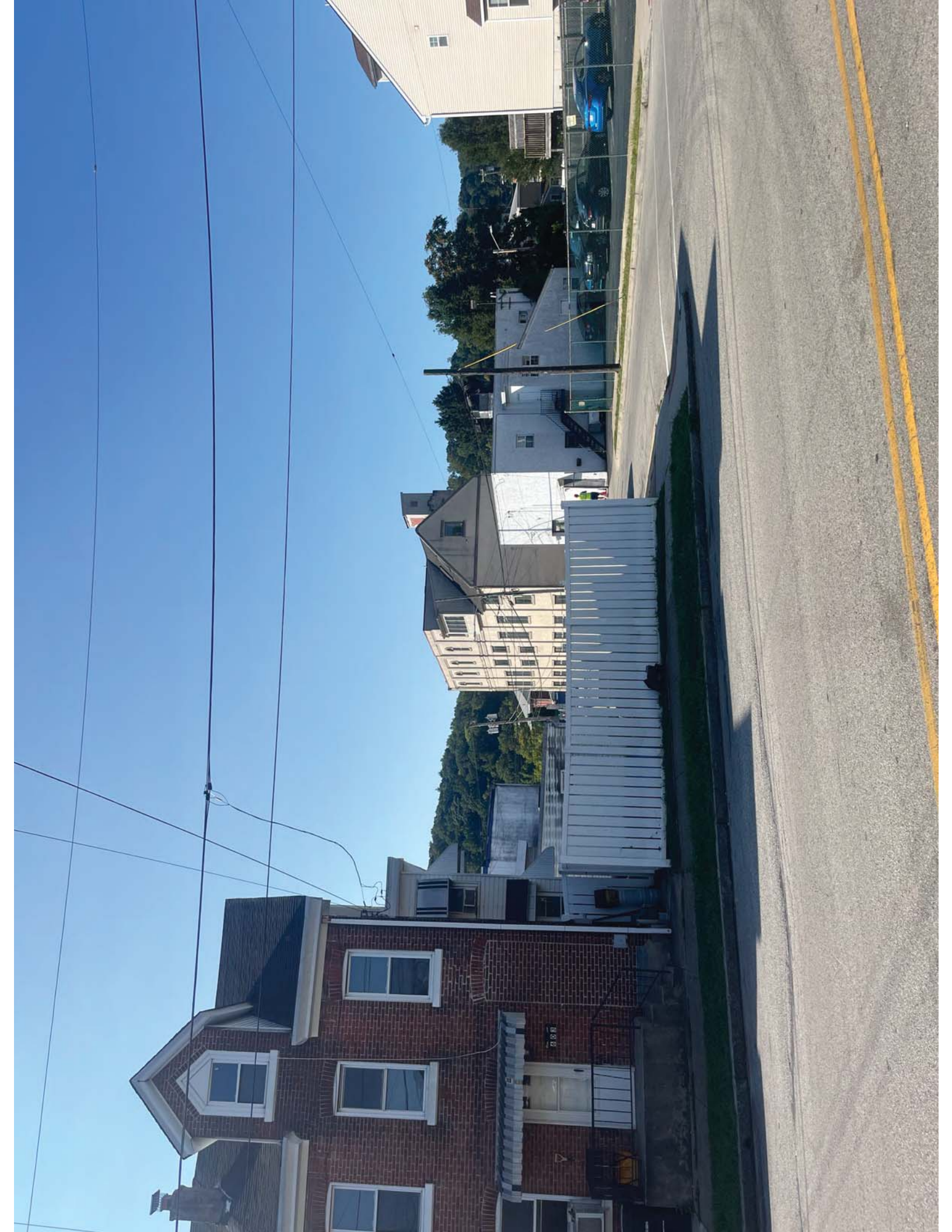














**NOTARY STATEMENT**

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME (OR SATISFACTORY PROVEN) TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSE THEREIN CONTAINED IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

\_\_\_\_\_  
 NOTARY PUBLIC  
 COMMISSION EXPIRES: \_\_\_\_\_

**RECORD OWNER/APPLICANT**

LAFAMGLIA I, LP  
 79 JONES STREET  
 CONSHOHOCKEN, PENNSYLVANIA 19428  
 BR540805@GMAIL.COM, TRN@CONSHOHOCKENPA.COM  
 610-304-0290 / 610-304-0222

**STATEMENT OF INTENT**

THE INTENTION OF THIS PLAN IS TO CONSOLIDATE PID: 05-00-09756-00-4, 05-00-06056-00-5, 05-00-06056-00-9, 05-00-09764-00-9, AND PORTIONS OF 05-00-09764-00-5, 05-00-09768-00-1 INTO ONE SINGLE TAX LOT.

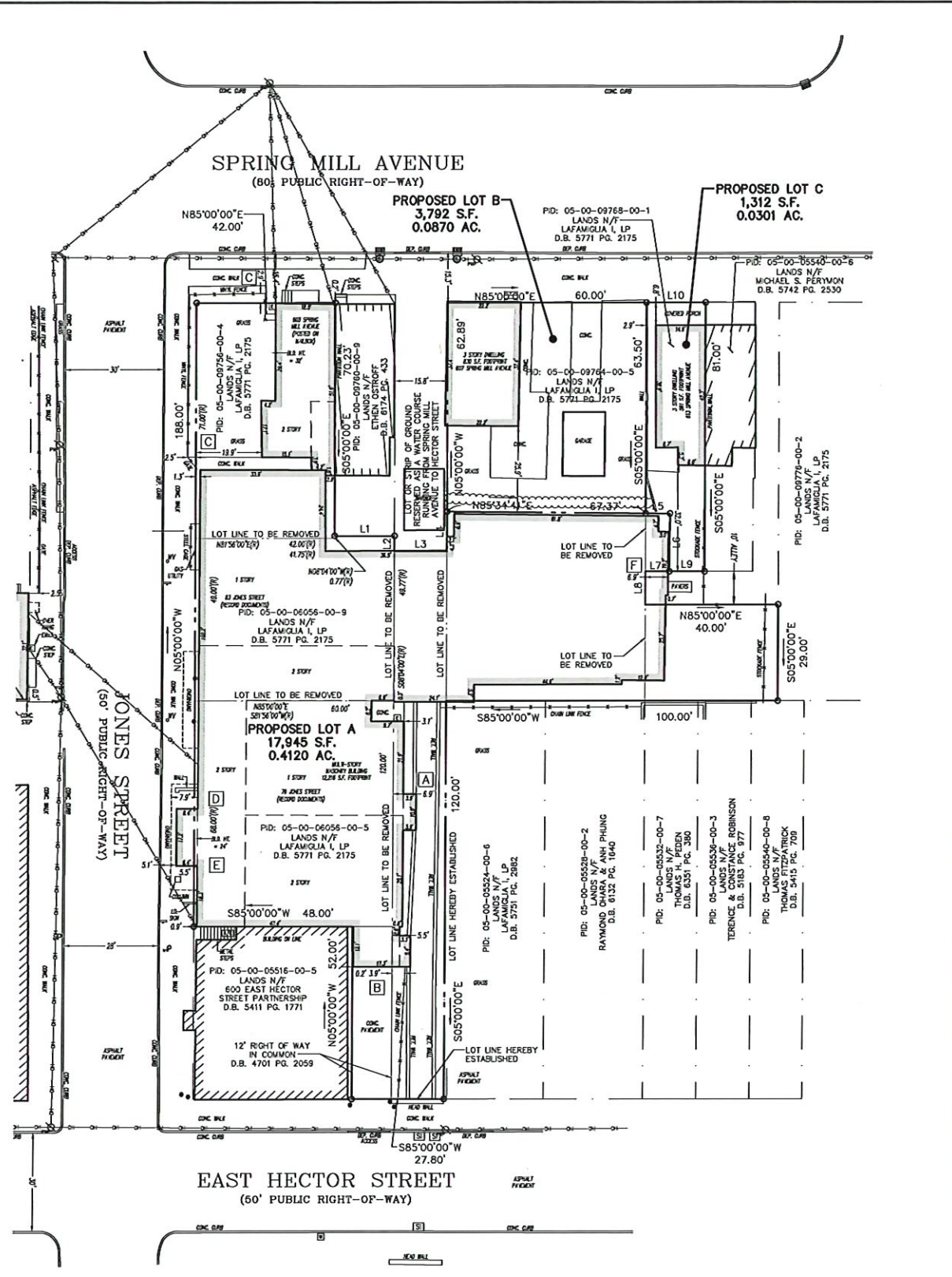
- SIGNIFICANT OBSERVATIONS**
- A BUILDING CROSSES PROPERTY LINE BY UP TO 6.9 FEET.
  - B CHAIN LINK FENCE CROSSES PROPERTY LINE BY 3.9 FEET.
  - C VINYL FENCE CROSSES PROPERTY LINE BY UP TO 2.9 FEET.
  - D OVERHANG & SUPPORT COLUMNS CROSS PROPERTY LINE BY UP TO 7.9 FEET.
  - E BUILDING CROSSES PROPERTY LINE BY 5.5 FEET.
  - F BUILDING CROSSES 10 FOOT WIDE ALLEY BY 6.9 FEET.

**ZONING**

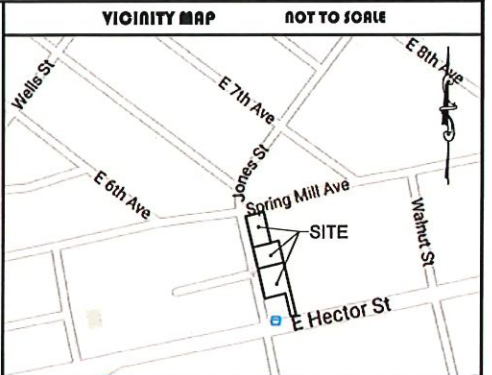
BR-2 (BOROUGH RESIDENTIAL 2)

PER ORD.	PROPOSED LOT A	PROPOSED LOT B	PROPOSED LOT C
MINIMUM LOT AREA:	2,500 S.F.	17,945 S.F.	3,792 S.F.
MINIMUM LOT WIDTH:	25 FEET	188 FEET	60 FEET
FRONT YARD SETBACK:	15 FEET OR AS CONFORMING TO EXISTING	CONFORMS TO EXISTING	CONFORMS TO EXISTING
SETBACK FROM CURB FACE:	10 FEET	5.1 FEET, 15.4 FEET	15.3 FEET
SIDE YARD SETBACK:	5 FEET	N/A	N/A
REAR YARD SETBACK:	25 FEET	N/A	25.9 FEET
MAX. BUILDING COVERAGE:	40%	58%	22%
MAXIMUM BUILDING HEIGHT:	35 FEET	32 FEET	16 FEET

NOTE: SUBJECT TO THE ZONING DETERMINATION LETTERS FROM THE BOROUGH OF CONSHOHOCKEN, OFFICE OF THE BOROUGH MANAGER - ZONING ADMINISTRATION, DATED NOVEMBER 5, 2024 AND NOVEMBER 26, 2024.



- SYMBOLS**  
 (THIS IS A STANDARD LEGEND, NOT ALL ITEMS ARE ON THE SURVEY.)
- MONUMENT FOUND
  - MONUMENT TO BE SET
  - ⊕ BENCHMARK TOPO
  - (R) RECORD DATA
  - (S) SURVEYED DATA
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - R/W RIGHT OF WAY
  - SBL SET BACK LINE
  - RCP REINFORCED CONC PIPE
  - CMP CORRUGATED METAL PIPE
  - PVC PLASTIC PIPE
  - HDPE POLYETHYLENE PIPE
  - CI CAST IRON PIPE
  - DR DUCTILE IRON PIPE
  - L/S LANDSCAPING
  - U.G. UNDER GROUND
  - X FENCELINE
  - C CABLE TELEVISION LINE
  - E ELECTRICAL LINE
  - G GAS LINE
  - T TELEPHONE LINE
  - W WATER LINE
  - OH OVERHEAD ELECTRIC WIRE
  - GROUNDWATER
  - TRENCHLINE
  - SPOT LIGHT
  - ⊕ POWERPOLE
  - GUY WIRE
  - ⊕ LIGHT POLE
  - ⊕ STREET LIGHT POLE
  - ⊕ ELEC. TRANSFORMER
  - ⊕ AIR CONDITIONER
  - ⊕ ELEC. MANHOLE
  - ⊕ ELECTRIC METER
  - ⊕ ELECTRIC BOX
  - ⊕ CABLE BOX
  - ⊕ UNDERGROUND CABLE MARKER
  - ⊕ TRAFFIC POLES
  - ⊕ TRAFFIC SIGNAL
  - ⊕ TRAFFIC MANHOLE
  - ⊕ TRAFFIC SIGNAL BOX
  - ⊕ SEWER MANHOLE
  - ⊕ CLEAN OUT
  - ⊕ CURB INLET
  - ⊕ ROUND STORM INLET
  - ⊕ UNKNOWN MANHOLE
  - ⊕ DECIDUOUS TREE
  - ⊕ EVERGREEN TREE
  - ⊕ WATER MANHOLE
  - ⊕ WATER VALVE
  - ⊕ HYDRANT / FDC
  - ⊕ GAS MANHOLE
  - ⊕ GAS VALVE
  - ⊕ GAS METER
  - ⊕ UNDERGROUND GAS MARKER
  - ⊕ PROPANE TANK
  - ⊕ TELEPHONE MANHOLE
  - ⊕ UNDERGROUND TELEPHONE MARKER
  - ⊕ KEYPAD
  - ⊕ FLAG POLE
  - ⊕ BOLLARD
  - ⊕ LIGHT BOLLARD
  - ⊕ BORE HOLE
  - ⊕ MONITORING WELL
  - ⊕ MAIL BOX
  - ⊕ SIGN
  - ⊕ METAL TANK COVER
  - ⊕ AIR COMPRESSOR
  - ⊕ ADA PARKING
  - ⊕ YARD DRAIN
  - ⊕ BRICKMAN
  - ⊕ CONTROL VALVE



LINE	BEARING	DISTANCE
L1	N85°00'00"E	18.00'
L2	S05°00'00"E	4.82'
L3	N85°00'00"E	11.80'
L4	N85°00'00"E	11.50'
L5	N85°14'41"E	7.35'
L6	S85°00'00"E	17.43'
L7	N85°00'00"E	7.19'
L8	S05°00'00"E	10.00'
L9	S85°00'00"E	10.58'
L10	N85°00'00"E	11.77'

- SITE DATA**
- PROPERTY IS KNOWN AS PID: 05-00-09756-00-4, 05-00-06056-00-5, 05-00-06056-00-9, 05-00-09764-00-5, & 05-00-09768-00-1 IN THE BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PENNSYLVANIA.
  - EXISTING LOT AREA =  
 LOT A = 17,945 S.F. OR 0.4120 AC.  
 LOT B = 3,792 S.F. OR 0.0870 AC.  
 LOT C = 1,312 S.F. OR 0.0301 AC.
  - THE SUBJECT PROPERTIES HAVE ACCESS TO SPRING MILL AVENUE, JONES STREET & EAST HECTOR STREET.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
  - THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RED COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
  - THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
  - COPYRIGHT © 2024, FIRST ORDER, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.
  - THIS PROPERTY IS THE SUBJECT TO THE DECISION OF THE ZONING HEARING BOARD DATED APRIL 6, 2009 WHICH GRANTED A SPECIAL EXCEPTION TO, OR VARIANCE FROM, THE TERMS OF THE ZONING ORDINANCE.

**MONTGOMERY COUNTY PLANNING COMMISSION**

REVIEWED BY THE MONTGOMERY COUNTY PLANNING COMMISSION ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 WCPC PLANNER DATE

**CONSHOHOCKEN BOROUGH COUNCIL**

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 CHAIRMAN

\_\_\_\_\_  
 SECRETARY

**OWNER CERTIFICATION**

I, THE OWNER OF THIS PLAT OF LAND BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY I AM THE SOLE OWNER OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT AND THERE ARE NO SUITS PENDING AFFECTING TITLE OF THE SAME.

\_\_\_\_\_  
 RECORD OWNER DATE

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 9, 2024.

**PROOF OF RECORDING**

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY, PENNSYLVANIA, IN THE DOCKET ID \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS MY HAND AND SEAL OF THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 WITNESS DATE

\_\_\_\_\_  
 RECORDER OF DEEDS DATE

**Jack W. Shoemaker**  
 Professional Land Surveyor SJ-051643-E  
 In the Commonwealth of Pennsylvania  
 Email: jshoemaker@firstorderllc.net

DIGITALLY SIGNED BY:  
 JACK W. SHOEMAKER  
 DATE: DECEMBER 13, 2024

**FLOOD NOTE**

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (UNSHADED) & "X" (SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, 420910355G COMMUNITY PANEL NO. 420949 WHICH HAS AN EFFECTIVE DATE OF MARCH 2, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TYPE OF SURVEY: CONSHOHOCKEN ITALIAN BAKERY MINOR SUBDIVISION AND LOT CONSOLIDATION PLAN

**FIRST ORDER, LLC**  
 4383 HECKTOWN ROAD  
 BETHLEHEM, PA 18020  
 Phone (610) 365-2907 Fax (610) 365-2958

SITE ADDRESS: 603 SPRING MILL AVENUE AND 79 & 83 JONES STREET  
 BOROUGH OF CONSHOHOCKEN  
 MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT: LAFAMGLIA I, LP

JOB NO: F240434B DRAWN BY: MCM APPROVED BY: JWS

DATE: DECEMBER 2, 2024

REVISIONS:

No.	DATE	DESCRIPTION

SCALE: 1" = 20'

SHEET 1 OF 1



BOROUGH of CONSHOHOCKEN

DEC 13 '24 PM 1:08

LAW OFFICES  
OF

**POZZUOLO RODDEN POZZUOLO, P.C.**  
**A PROFESSIONAL CORPORATION**

THE BYE-BENSON HOUSE  
2033 WALNUT STREET  
PHILADELPHIA, PA 19103-4403  
(215) 977-8200  
FAX (215) 977-9663

RECEIVED

JOSEPH R. POZZUOLO  
JUDITH P. RODDEN\*  
JEFFREY S. POZZUOLO\*  
MARY YURICK

MONTGOMERY COUNTY OFFICE\*\*  
108 WOODSIDE ROAD  
ARDMORE, PA 19041

NEW JERSEY OFFICE \*\*  
1916 E. ROUTE 70, SUITE 6  
CHERRY HILL, NJ 08003  
(856) 489-7730

\*\*Please reply to Philadelphia

PA AND NJ BARS\*

December 13, 2024

Stephanie Cecco, Borough Manager  
Borough of Conshohocken  
400 Fayette Street, Suite 200  
Conshohocken, PA 19428  
**VIA HAND DELIVERY**

RE: Subdivision and Land Development Plan Application  
79 Jones Street (Parcel No. 05-00-06056-005)  
83 Jones Street (Parcel No. 05-00-06052-009)  
545 Spring Mill Avenue (Parcel No. 05-00-09752-008)  
603 Spring Mill Avenue (Parcel No. 05-00-09756-004)

Dear Ms. Cecco:

Enclosed herewith please find the Application of LaFamiglia I LP for subdivision and land development of the current Conshohocken Italian Bakery property to consolidate the existing Bakery parcels into a single parcel. This application also includes the subdivision of portions two other adjacent properties also owned by LaFamiglia I LP, namely 607 Spring Mill Avenue (Parcel No. 05-00-09764-005 and 613 Spring Mill Avenue (Parcel No. 05-00-09768-001). The current Bakery property occupies part of both 607 and 613 Spring Mill Avenue.

The objective of the Subdivision Plan is to be able to convey the Bakery property as one parcel to the buyer including the certain portions of 607 Spring Mill Avenue and 613 Spring Mill Avenue which are part of the existing Bakery property. Also, to subdivide 607 Spring Mill Avenue and 613 Spring Mill Avenue to separate the Bakery's use of the properties from the residential use of the properties.

A check in the amount of \$300 representing the application fee is also enclosed.

My client most respectfully requests that the Borough Council consider a waiver of subdivision and land development in regard to this Application.



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

Thank you for your consideration.

Very Truly Yours,  
POZZUOLO RODDEN, P.C.

BY: /s/ Judith P. Rodden  
JUDITH P. RODDEN, ESQUIRE

Enclosures

cc: Conshohocken Italian Bakery, Inc.

LaFamiglia I, LP

Tina Gambone

Michael Gambone

# Michael E. Peters, Esquire (via email [mpeters@eastburngray.com](mailto:mpeters@eastburngray.com))

Mr. Ray Sokolowski (via email [zrsokolowski@conshohockenpa.gov](mailto:zrsokolowski@conshohockenpa.gov))

Peter Soloff, Esquire

First Order, LLC





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

February 5, 2025

File No. 25-00010

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

Reference: Conshohocken Italian Bakery – LD 2024-08  
TMPs #05-00-06056-00-5, 05-00-06052-00-9, 05-00-09756-00-4, 05-00-09764-00-5, & 05-00-09768-00-1  
Minor Subdivision and Waiver of Land Development

Dear Ms. Cecco:

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

I. Submission

- A. Conshohocken Italian Bakery Minor Subdivision and Lot Consolidation Plan, consisting of sheet 1 of 1 dated December 2, 2024, as prepared by First Order, LLC

II. Project Description

The subject properties, Tax Map Parcels 05-00-06056-00-5, 05-00-06052-00-9, 05-00-09756-00-4, 05-00-09764-00-5, and 05-00-09768-00-1, are situated in the BR-2 Borough Residential Two Zoning District on the eastern side of Jones Street, spanning between Spring Mill Avenue and East Hector Street (S.R. 3058), and along the southern side of Spring Mill Avenue. The five parcels are of varying size and are all owned by LaFamiglia I, LP. The combined net lot area of the five existing parcels is 20,367 square feet (approximately 0.468 acres).

The Applicant is proposing to consolidate and subdivide the existing lots into three parcels. Lot A would contain 17,945 square feet, with frontage on Jones Street, East Hector Street (S.R. 3058), and Spring Mill Avenue to include the buildings used for the Italian Bakery (entirely of current addresses 79 Jones Street, 83 Jones Street, 603 Spring Mill Avenue, and portions of current addresses 607 Spring Mill Avenue and 613 Spring Mill Avenue) and 2,682 square feet of area currently reserved as a water course and containing an existing stormwater culvert. Lot B would contain 3,792 square feet (a portion of current address 607 Spring Mill Avenue) and include an existing 3-story dwelling with an associated garage and concrete. Lot C would contain 1,312 square feet (a portion of current address 613 Spring Mill Avenue) and include one dwelling of an existing 3-story twin. The combined net lot area of the three proposed parcels is 23,049 square feet (approximately 0.529 acres). There are no proposed improvements.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Conshohocken Borough Zoning Ordinance to the Borough's Zoning Officer.

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



B. Subdivision and Land Development Ordinance

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

1. §22-305 – We offer the following plan presentation comments:
  - a. Add bearings and distances for each existing lot line and easement to the plan, including:
    - i. 79 Jones Street east property line bearing and East Hector Street (S.R. 3058) property line distance.
    - ii. 607 Spring Mill Avenue east and west property line distances.
    - iii. 613 Spring Mill Avenue west property line distance.
    - iv. Existing culvert easement east, south, and west bearings and distances.Adding this information via line references to the table containing lines, bearings, and distances would be acceptable.
  - b. Update the existing lot area for TMP 05-00-09764-00-5 in Site Data Note 2 to reference the lot area associated with the premises included in the provided deed legal description for 607 Spring Mill Avenue.
  - c. Confirm the length of the Spring Mill Avenue property line associated with 603 Spring Mill Avenue (TMP 05-00-09756-00-4). The provided deed legal description references 41.75 feet but the plan view references 42.00 feet. The area of adjacent property 605 Spring Mill Avenue (TMP 05-00-09760-00-9) shall not be modified.
  - d. Confirm the length of the SE/NW lot line shared between 603 Spring Mill Avenue (TMP 05-00-09756-00-4) and adjacent parcel 605 Spring Mill Avenue (TMP 05-00-09760-00-9). The provided legal description references 71.00 feet but the plan view references 70.23 feet. The area of adjacent property 605 Spring Mill Avenue (TMP 05-00-09760-00-9) shall not be modified.
  - e. Per the provided deed, update references to TMP 05-00-0656-00-9 with 05-00-06052-00-9.
  - f. Update the plan to include identifying East Hector Street as a state road, i.e. S.R. 2038.
  - g. Indicate the existing and proposed uses of each property.
  - h. Add existing utility service locations to the plans, including water, sewer, gas, and electric. Easements shall be provided where any existing services would cross proposed property lines.
  - i. Signature blocks for a notary public seal and signature acknowledging for the Owner's signature and the Borough Engineer shall be added to the plan.
2. §22-308 – The Applicant has submitted a request for this application to proceed as a waiver of land development. Based on the scope of the project, we support a waiver of the formal land development procedure conditioned upon all items being resolved to the satisfaction of the Borough.
3. §22-407 – A portion of the existing bakery building (identified on the plan as Significant Observation F) and a stockade fence extend beyond the lotted area, within a 10 foot alley. We recommend the Applicant propose to incorporate this alley area, located between the lot line labeled as L8 and the existing fence crossing the alley, into Lot A and coordinate with the Borough and Borough Solicitor regarding vacating this portion of the alley.
4. §22-411 – The Applicant proposes to adjust a lot line to include an area reserved as a water course, which contains an existing stormwater culvert, within proposed Lot A. We recommend the Applicant also include the existing encroachment into the reserved area by the 3 story dwelling located on 607 Spring Mill Avenue into Lot A. The Applicant shall coordinate with the Borough and Borough Solicitor regarding ownership and an easement for this area.



C. Stormwater Management Ordinance

We offer no comments with respect to the Borough of Conshohocken Stormwater Management Ordinance and the Drainage requirements in the Subdivision and Land Development Ordinance since there is no increase in impervious coverage and there are no proposed improvements.

D. General Comments

We offer the following general comments:

1. The Applicant shall obtain all required approvals, permits, etc. Copies of these approvals and permits shall be submitted to the Borough of Conshohocken and our office.
2. Legal descriptions for the proposed lots and easements shall be provided to our office for review.

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

Sincerely,



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

KMM/ddr/

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





# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

## MEMORANDUM

**MAYOR**

Yaniv Aronson

**BOROUGH COUNCIL**

Tina Sokolowski, President  
Kathleen Kingsley, Vice-President  
Anita Barton, Senior Member  
Alan Chmielewski, Member  
Stacy Ellam, Member  
Ralph Frey, Member  
Adrian Serna, Member

---

Stephanie Cecco  
Borough Manager

---

Date: January 28, 2025

To: Stephanie Cecco, Borough Manager

From: Tim Gunning, Fire Marshal  
Matthew Traynor, Commercial Building Inspector

Re: Italian Bakery  
Prelim-Final Minor Subdivision and Waiver of Land Development  
12/13/2024 Submission (Original Submission)

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

- Conshohocken Italian Bakery Minor Subdivision and Lot Consolidation Plan, consisting of sheet 1 of 1 dated December 2, 2024, as prepared by First Order, LLC

**Upon review of the submitted plans, we have no comments.**



**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR  
JAMILA H. WINDER, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311  
NORRISTOWN, PA 19404-0311

610-278-3722  
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

January 28, 2025

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

Re: MCPC #24-0276-001  
Plan Name: Conshohocken Italian Bakery Subdivision & Lot Consolidation  
for 79, 83 Jones Street & 607 & 613 Spring Mill Avenue  
3 lots/ totaling 23,049 S. F. (0.529 acres)  
Situate: East Hector St (north)/ Jones Street (west)  
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 20, 2024. We forward this letter as a report of our review.

## BACKGROUND

The applicant, LaFamiglia I. LP, has submitted for review a subdivision plan that proposes the re-subdivision of 5 tax parcels by the elimination of certain lot lines and the consolidation of certain lot areas, resulting in 3 new lots. The new lots are 'Proposed Lot A'- 17,945 S.F.; 'Proposed Lot 'B'- 3,792 S.F.; and 'Proposed Lot 'C'- 1,312 S.F. The properties take access to Spring Mill Avenue, Jones Street, and East Hector Street. The subject tax parcels are: Tax Parcel: 05-00-09756-00-4 (2,982 SF); Tax Parcel: 05-00-06056-00-5, (4,704 SF); Tax Parcel: 05-00-06056-00-9, (2,954 SF); Tax Parcel: 05-00-09764, (7,200 SF); Tax Parcel: 05-00-09768-00-1, (1,439 SF). The subject parcels are in the BR-1 Borough Residential District One. The plan notes indicate several significant observations recorded in the survey: the building at 79 Jones Street crosses the property boundary by 6.9 ft on the east and 5.5 ft. on the western boundary and several other instances where structures cross certain property boundaries.

The applicant's submission includes the Conshohocken Zoning Hearing Board decision of December 14, 2014, granting 9 variances and a special exception to the applicant. Among the variances granted was





relief from Section 27-703.E. that permitted the expansion of a non-conforming use onto a different property

## RECOMMENDATION & COMMENT

The Montgomery County Planning Commission (MCPC) has reviewed the lot consolidation plan and we have not identified any significant land use, transportation, design or other issues that should be addressed in the consideration of this proposal. Therefore, we have no substantive comments. Nevertheless, the municipal staff should ensure that the proposal meets all appropriate municipal land use regulations and other codes prior to granting approval.

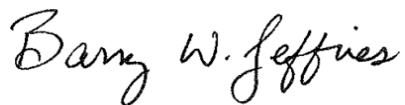
## CONCLUSION

We have no substantive comments to offer and generally support the proposed lot consolidation plan. Please note that the review comments and recommendation contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC number #24-0276-001 has been set aside for the applicant' plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

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

Sincerely,



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

Chair, Boro Planning Commission  
Michael Peters, Esq., Conshohocken Boro Solicitor  
Karen MacNair, Boro Engineer  
Lafamiglia I, LP, Applicant  
Tina Gambone, Applicant's Rep



**ATTACHMENTS A & B**



Conshohocken Italian Bakery  
MCPC#240276001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 3111 Norristown PA 19384-0311  
(610) 278-2722 / (610) 278-3941  
www.montcopa.org/plncom  
Aerial photography provided by Nearmap





**BOTANY STATEMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS, the \_\_\_\_\_ day of \_\_\_\_\_, 2025, I, \_\_\_\_\_, being a duly sworn and qualified surveyor, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly sworn and qualified surveyor in the State of Pennsylvania. I have compared the plat with the original field notes and the same are correct and true.

WITNESSED MY HAND AND SEAL OF OFFICE ON \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Surveyor

**PROPOSED LOT A**  
3,792 S.F.  
0.0870 AC.

**PROPOSED LOT B**  
3,792 S.F.  
0.0870 AC.

**PROPOSED LOT C**  
3,792 S.F.  
0.0870 AC.

**SYMBOLS**

THIS IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR RECORD.

1. 1/4" = 10' SCALE	2. 1/4" = 10' SCALE	3. 1/4" = 10' SCALE	4. 1/4" = 10' SCALE
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93. 1/4" = 10' SCALE	94. 1/4" = 10' SCALE	95. 1/4" = 10' SCALE	96. 1/4" = 10' SCALE
97. 1/4" = 10' SCALE	98. 1/4" = 10' SCALE	99. 1/4" = 10' SCALE	100. 1/4" = 10' SCALE

**TICKEY MAP**

**RECORD OWNER APPROPRIAT**

STATEMENT OF INTENT

**SIGNIFICANT OBSERVATIONS**

**ZONING**

BR-2 (BOROUGH RESIDENTIAL 2)

MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM FRONT YARD SETBACK FROM CURB	MINIMUM FRONT YARD SETBACK FROM DRIVE	MINIMUM FRONT YARD SETBACK FROM SIDEWALK	MINIMUM FRONT YARD SETBACK FROM DRIVE	MINIMUM FRONT YARD SETBACK FROM DRIVE	MINIMUM FRONT YARD SETBACK FROM DRIVE	MINIMUM FRONT YARD SETBACK FROM DRIVE
10,000 S.F.	30 FEET	10 FEET	5 FEET	5 FEET	5 FEET	5 FEET	5 FEET	5 FEET	5 FEET

NOTE: SUBJECT TO THE ZONING REGULATIONS LISTED FROM THE BUREAU OF CONSTRUCTION, OFFICE OF THE BOROUGH MANAGER - GENERAL ADMINISTRATION, 1215 HUNTERS LANE, SUITE 100, BETHLEHEM, PA, 18020.

**PROOF OF RECORDING**

PLAT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY, PENNSYLVANIA, IN THE BOOK OF \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WITNESSED BY ME AND SEAL OF THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Recorder of Deeds

**MONTGOMERY COUNTY PLANNING COMMISSION**

APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
MPC Planner

**COMPTONBOROUGH BOROUGH COUNCIL**

APPROVED BY THE BUREAU OF CONSTRUCTION ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Borough Engineer

**OWNER CERTIFICATION**

I, the owner of this plat of land, hereby certify that the information contained herein is true and correct and that I have read and understand the contents of this plat and the conditions of recording of this plat and the laws of the State of Pennsylvania.

\_\_\_\_\_  
Owner

**SURVEYOR'S CERTIFICATION**

I, the undersigned, being a duly sworn and qualified surveyor in the State of Pennsylvania, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly sworn and qualified surveyor in the State of Pennsylvania. I have compared the plat with the original field notes and the same are correct and true.

\_\_\_\_\_  
Surveyor

**FIRST ORDER, LLC**

4283 HECTOR ROAD  
BETHLEHEM, PA 18020  
Phone: (610) 363-3887 Fax: (610) 363-3888

\_\_\_\_\_  
First Order, LLC





February 4, 2025

BCONS 24024

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

**RE: Conshohocken Italian Bakery  
LD-2024-08 – Minor Subdivision and Waiver of Land Development  
Traffic Engineering Review (1<sup>st</sup> Submission)**

Dear Ms. Cecco:

We have reviewed the following in association with the above referenced project:

- *“Conshohocken Italian Bakery Minor Subdivision and Lot Consolidation Plan.”* (1 sheet) dated December 2, 2024; as prepared by First Order, LLC, 4383 Hecktown Road, Bethlehem, PA.

We offer the following comments and information for your consideration:

**1. §27-824 - Traffic Impact Study**

As the current proposal does not change the intended use or operation of the existing properties involved in this Minor Subdivision and Lot Consolidation Plan, a Traffic Impact Study (TIS) is not required at this time. However, should the use of any property be modified in the future, the need for a TIS must be reconsidered at that time in accordance with this section of the code.

If you have any questions or concerns, please contact me.

Sincerely,

**PENNONI ASSOCIATES INC.**

A handwritten signature in black ink that reads "Brian R. Keaveney".

Brian R. Keaveney, PE, PTOE  
Transportation Division

cc: Ray Sokolowski, Executive Director of Operations  
Brittany Rogers, Executive Assistant to the Borough Manager  
Karen MacNair, PE, Borough Engineer  
Michael E. Peters, Esq., Borough Solicitor  
Allison A. Lee, PE, Zoning Officer





February 5, 2025

BCONS 24034

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

**RE: Conshohocken Italian Bakery  
 LD-2024-08 – Minor Subdivision & Waiver of Land Development  
 Zoning Review (1<sup>st</sup> Submission)**

Dear Ms. Cecco:

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

- “Conshohocken Italian Bakery Minor Subdivision and Lot Consolidation Plan.” (1 sheet) dated December 2, 2024; as prepared by First Order, LLC, 4383 Hecktown Road, Bethlehem, PA.

Under this plan submission, the Applicant, LaFamiglia I, LP is proposing the following:

- Consolidate the following three (3) parcels into one (1) irregular shaped parcel to comprise proposed Lot A:

Proposed Lot	Existing Parcel ID	Existing Address/Location	Existing Lot Area	New Lot Area
A	05-00-09756-00-4	603 Spring Mill Avenue	2,964 SF (or 0.068 Acre)	17,945 SF (or 0.412 acre)
A	05-00-06056-00-5	79 Jones Street	4,704 SF (or 0.108 Acre)	
A	05-00-06052-00-9	83 Jones Street	2,940 SF (or 0.067 Acre)	

- Subdivide portions of the following parcels to create new Lots B and C and/or to combine with proposed Lot A:

Proposed Lot	Existing Parcel ID	Existing Address/Location	Existing Lot Area	New Lot Area
B	05-00-09764-00-5	607 Spring Mill Avenue	8,360 SF (or 0.192 Acre)	3,792 SF (or 0.087 Acre)
C	05-00-09768-00-1	613 Spring Mill Avenue	1,440 SF (or 0.033 Acre)	1,312 SF (or 0.031 Acre)
A	05-00-09760-00-9	605 Spring Mill Avenue	1,264 SF (or 0.29 Acre)	1,255 SF (or 0.0288 Acre)

The proposed three (3) lots that will be created will comprise of the following:

- Proposed Lot A - will consist of the existing 2-story single-family semi-detached (twin) residential dwelling located at 603 Spring Mill Avenue and the Italian Bakery warehouse building located at 79 and 83 Jones Street. With the proposed lot consolidation, proposed Lot A will change from a double frontage lot to a triple frontage lot fronted by Spring Mill Avenue (80 ft Right-of-Way) to the north; Jones Street (50 ft Right-of-Way) to the west; East Hector Street (50 ft Right-of-Way) to the south; and residential properties zoned within the BR-2 – Borough Residential District Two surrounding the remainder of the lot. The existing storm culvert, which currently bisects the middle of the Italian Bakery building between Spring Mill Avenue and East Hector Street will remain with the northern section of the storm culvert right-of-way to remain



and the southern portion of the storm culvert right-of-way will be consolidated into the Italian Bakery property abutting 608 E. Hector Street (Parcel ID no.: 05-00-05524-00-6). In addition, a portion of the existing 10-foot wide alley located to the rear of 613 Spring Mill Avenue (proposed Lot C) will also be added to proposed Lot A.

- Proposed Lot B - will consist of the existing 3-story single-family detached dwelling and accessory garage structure located at 607 Spring Mill Road Avenue. Lot B is fronted by Spring Mill Avenue (80 ft Right-of-Way) to the north; the storm culvert right-of-way to remain to the west; the Italian Bakery warehouse building (proposed Lot A) to the south; and residential properties zoned within the BR-2 – Borough Residential District Two to the east. The Lot B property is currently under the same ownership as the Applicant.
- Proposed Lot C - will consist of the existing 3-story single-family semi-detached (twin) residential dwelling located at 613 Spring Mill Avenue. Lot C is fronted by Spring Mill Avenue (80 ft Right-of-Way) to the north; the Italian Bakery warehouse building (proposed Lot A) to the south; and residential properties zoned within the BR-2 – Borough Residential District Two to the west and east.

All properties are located within the BR-2 – Borough Residential District Two.

In accordance with the FEMA Flood Insurance Rate Map (FIRM) Panel No. 42091C0358G, effective 3/2/2016, the southern portion of the existing 79 Jones Street parcel (ID no. 05-00-06056-00-5 ) along E. Hector Street is located within Zone X - areas determined by the FEMA FIRM with a 0.2% annual chance flood hazard, or areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. The remainder of the area is located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation Overlay District and will not be subject to the Floodplain Conservation Overlay District regulations.

#### **VARIANCES RECEIVED:**

- The Applicant was granted the following zoning relief for 79 Jones Street by the Borough of Conshohocken Zoning Hearing Board under Application no. 23-1972, in a Decision dated January 4, 1973:
  1. The change of non-conforming use from a light manufacturing use is approved and Applicants are granted permission to use the premises as a wholesale and retail bakery.
- The Applicant was granted the following zoning relief for 83 Jones Street by the Borough of Conshohocken Zoning Hearing Board in a Decision dated December 6, 1977:
  1. A use variance and a variance from the terms of the lot coverage requirements of the Zoning Ordinance.

The variance was granted subject to the following condition:

1. Have off street parking be made available for all trucks and vehicles owned by the Conshohocken Italian Bakery.
- The Applicant was granted the following zoning relief for 79 Jones Street by the Borough of Conshohocken Zoning Hearing Board in a Decision dated May 16, 1983:
    1. A variance from the terms of the zoning ordinance to construct two additions to the existing



structure on the premises located at 79 Jones Street.

- The Applicant was granted the following zoning relief for 79 Jones Street by the Borough of Conshohocken Zoning Hearing Board in a Decision dated August 3, 1987:
  1. Permission for the construction of a 29'x33' addition to the front of one side of the existing structure; and Construction of a second addition 12' x 50' in front of the other existing building. Joinder of the two existing buildings.
  2. Variances from the front yard, side yard, and building area.

The permission and variances were granted subject to the following condition:

1. Truck delivery are restricted to daylight hours.
- The Applicant was granted the following Special Exception for 79-81 Jones Street by the Borough of Conshohocken Zoning Hearing Board in a decision dated April 6, 1988:
    1. A special exception from the terms of the Zoning Ordinance to erect a second story addition in accordance with the plans submitted to the Zoning Hearing Board.
  - The Applicant was granted the following Special Exception for 79-83 Jones Street by the Borough of Conshohocken Zoning Hearing Board in a decision dated April 6, 1988:
    2. A special exception from the terms of the Zoning Ordinance to erect a second story addition in accordance with the plans submitted to the Zoning Hearing Board.
  - The Applicant was granted the following Special Exception for 96 Jones Street by the Borough of Conshohocken Zoning Hearing Board under Application no. 13-99-1999, in a Decision dated May 26, 1999:
    1. A special exception from Section 186-C to permit the extension of a non-conforming use by enclosing an open storage area on the site.
  - The Applicant was granted the following Special Exception and Variance for 79 Jones Street by the Borough of Conshohocken Zoning Hearing Board in a decision dated June 6, 2000:
    1. A special exception to permit the expansion of a non-conforming building and use.
    2. A dimensional variance permitting the non-conforming building to encroach into the required twenty-five (25) foot rear yard, thus, creating a ten (10) foot rear yard.
  - The Applicant was granted the following Special Exceptions and Variances by the Borough of Conshohocken Zoning Hearing Board in accordance with the Borough of Conshohocken Council Resolution no. 26 of 2014 dated December 17, 2014:
    1. Section 27-703.D to permit a second expansion of a non-conforming use.
    2. Section 27-703.E to permit the expansion of a non-conforming use, building, or structure onto a different lot
    3. Section 27-1103 to permit the conversion of a residential dwelling into a commercial and residential building
    4. Section 27-1105.C to permit a variance to the front yard setback requirement
    5. Section 27-1105.D to permit a rear yard variance of zero (0) on the lot



6. Section 27-1105.G to permit building coverage of more than 40% of the lot area
7. Section 27-1105.H to permit impervious coverage of greater than 60%
8. Section 27-2106 to permit a sign no larger than eighteen (18) square feet; and
9. Section 27-2108 to permit one (1) sandwich board sign

We offer the following zoning comments:

1. **Per §27-703.A** – Nonconforming status shall continue, and a property may continue to be used as nonconforming until it complies with the requirements of this Chapter.

**Based on the current Zoning Ordinance, the existing Italian Bakery use is classified as an existing nonconforming use since this commercial use is not a use permitted by right nor by conditional use approval within the BR-2 Zoning District. This existing nonconforming use may be continued in accordance with the above Code Section. The Applicant shall be informed that should there be a deviation in the current use or a change in use to the properties, either in scale or intensity and/or expansion, the prospective property owner will be required to seek zoning relief.**

2. **Per §27-808** – A lot fronting on two or more streets at their junction is considered a corner lot. In the case of a corner lot, said lot shall be considered to have two front yard setbacks and one side yard setback and a rear yard setback.

**The required front, side, and rear yard setback lines are not shown on the plan provided. These yard setback lines shall be provided, dimensioned, and labeled on the plan accordingly.**

3. **Per §27-1105.A – Permitted Use Dimensional Standards** – The minimum lot size shall be 3,500 square feet for single-family detached dwellings; 2,500 square feet for single-family semidetached dwellings per individual dwelling unit; 1,800 square feet per unit for single-family attached dwellings; and 5,000 square feet for two family detached dwellings.

**The existing 605 Spring Mill Avenue and 613 Spring Mill Avenue (proposed Lot C) parcels consist of a single-family semi-detached (twin) dwelling and has a lot size of 1,264 SF and 1,440 SF, respectively, which are less than the minimum lot size requirement of 2,500 SF for the dwelling type within the BR-2 zoning district. Since the existing 1,264 SF and 1,440 SF lot sizes are less than the required 2,500 SF minimum lot size, these lots are considered existing non-conforming lots. With the proposed lot subdivision, the proposed 605 Spring Mill Avenue and 613 Spring Mill Avenue (proposed Lot C) parcel sizes will be further reduced to 1,255 SF and 1,312 SF, respectively due to the existing Italian Bakery warehouse building addition located to the rear of these parcels. The variances for the yard encroachments and reduced setback distances were approved by the Zoning Hearing Board per the Borough of Conshohocken Council Resolution no. 26 of 2014 dated December 17, 2014; therefore, the reduced lot areas are considered existing non-conforming. However, the rear lot line of 605 Spring Mill Avenue does not appear to be accurately depicted on the plan provided. On the plan, the Applicant is proposing to move the rear yard lot line 0.77 feet closer towards the dwelling, which will result in a decreased rear yard area for the existing dwelling. The Applicant shall clarify and confirm. If the rear yard lot line is reduced closer towards the 605 Spring Mill Avenue property, the existing property owner will need to be notified; accept the proposed lot line change; and also seek a variance to permit the additional reduced rear yard setback.**

4. **Per §27-1105.D – Permitted Use Dimensional Standards** – The minimum rear yard setback shall be 25 feet.

**With the property line revisions, the Applicant will be creating a new rear yard property line for the following parcels:**

- **Italian Bakery property (proposed Lot A)**



- 605 Spring Mill Avenue
- 607 Spring Mill Avenue (proposed Lot B)
- 613 Spring Mill Avenue (proposed Lot C)

With the proposed new rear yard property line, the rear yard setback for the Italian Bakery property (proposed Lot A) will have approximately zero (0) to six (6) feet of rear yard setback from the rear lot lines of the 608 to 614 East Hector Street properties and from the rear lot line of from the existing 10 feet wide alley located to the rear of 613 Spring Mill Avenue (proposed Lot C). In addition, 605 and 613 Spring Mill Avenue (proposed Lot C) will only be approximately 18 feet and 20 feet, respectively, which are less than the minimum required 25 feet rear yard setback. The variances for the yard encroachments and reduced setback distances were approved by the Zoning Hearing Board per the Borough of Conshohocken Council Resolution no. 26 of 2014 dated December 17, 2014; therefore, the reduced lot areas are considered existing non-conforming.

In addition, based on the Montgomery County Property Records for the existing dwelling located at 605 Spring Mill Avenue, the rear yard property line appears to traverse straight across to the right-of-way area for the water course. This rear yard lot line does not appear to be accurately depicted on the plan provided. On the plan, the Applicant is proposing to move the rear yard lot line 0.77 feet closer towards the dwelling, which will result in a decreased rear yard area for the existing dwelling. The Applicant shall clarify and confirm. If the rear yard lot line is reduced closer towards the 605 Spring Mill Avenue property, the existing property owner will need to be notified; accept the proposed lot line change; and also seek a variance to permit the additional reduced rear yard setback.

5. **Per §27-1105.E – Permitted Use Dimensional Standards** – The minimum side yard setback shall be five feet for each side for a single-family detached dwellings. Semidetached dwellings shall have a five-foot side yard setback for the side not sharing a common wall. The minimum side yard setback of a two-family detached or the end unit of a single-family attached dwelling shall be seven feet.

Based on the plan provided, the Applicant is not proposing any changes to the existing side yards for residential parcels. However, the plan is showing the existing 3-story single-family detached dwelling located on 607 Spring Mill Avenue (proposed Lot B) to be encroaching onto the area reserved as a water course. The Applicant shall clarify and confirm this encroachment and revise the plan accordingly. The existing zero (0) feet side yard offset of the existing Italian Bakery warehouse building adjacent to 600 East Hector Street is considered existing non-conforming.

6. **Per §27-1105.G – Permitted Use Dimensional Standards** – The maximum building coverage shall not exceed 40% of the lot area. Building coverage for private garages shall be subject to the provisions of §27-811C.

Based on the plan and proposed lot areas provided, the Applicant is proposing Lot A to have a building coverage of 58% and Lot C to have a building coverage of 45%, both of which are greater than the maximum allowable building coverage of 40%. The variance to permit a lot coverage above 40% was approved by the Zoning Hearing Board per the Borough of Conshohocken Council Resolution no. 26 of 2014 dated December 17, 2014; therefore, the exceedance on the maximum lot coverage is considered existing non-conforming.

In addition, based on our measurements of the Italian Bakery warehouse and building, we measured 13,067 SF of building coverage, which is calculated to be approximately 72.8% for proposed Lot A instead of the 58% as shown in the Zoning Data table. The Applicant shall clarify and confirm by providing a building coverage calculation on the plan and revise the plan accordingly.

7. **Per §27-1105.H – Permitted Use Dimensional Standards** – The maximum impervious coverage shall not exceed 60% of the lot area. A maximum of two permanent rear off-street parking spaces per single-family



dwelling measuring nine feet by 18 feet may be excluded from the impervious coverage calculation. Such spaces will be subject to review by the Borough Engineer to determine that there are no adverse effects related to drainage and stormwater management. The cost of the engineering review will be borne by the homeowner. Impervious coverage for private garages shall be subject to the provisions of § 27-811C.

**The impervious coverage dimensional standard is not shown in the Zoning Data table and shall be provided accordingly.**

**General Zoning Comments**

8. The zoning data table shall be expanded to include the existing parcel data in addition to the proposed zoning data provided on the plan.
9. The zoning data table shall also be revised to show the dimensional requirements for both a single-family detached dwelling and a single-family semi-detached (twin) dwelling since both housing types are present under this application.
10. The zoning data table shall indicate any existing non-conformities from the dimensional standard, as well as, any standard that requires a variance.
11. The plan shall list all prior variances, dates, and zoning decisions obtained for the site.
12. The Applicant will be required to revise the property boundary lines to not outline the existing building and instead be more straight uniform property boundary lines.
13. The Applicant shall provide an existing features plan showing the existing lot lines for the parcels. Based on the Montgomery County Property Records, there are existing property lines that do not appear to be accurately depicted on the plan. The Applicant shall confirm and revise the plan accordingly.
14. The proposed lot lines shall be clearly shown on the plan for clarity. Currently it is difficult to determine what is an internal lot line and what is an edge of building line. In addition, proposed lot lines should not trace the perimeter of the existing warehouse building and irregular lot lines should be avoided wherever possible.
15. The existing and proposed property lines shall be provided in the legend.

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

Sincerely,



Allison A. Lee, PE  
Zoning Officer  
**PENNONI ASSOCIATES INC.**  
AAL/



BOROUGH OF CONSHOHOCKEN  
MONTGOMERY COUNTY, PENNSYLVANIA

APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

To be completed by the Borough:

<b>Submission Information:</b>	
File Number: <u>LD-2024-07</u>	File Date: <u>12/2/24</u>
Project Title: <u>440 E 9th Ave</u>	Date Complete: <u>12/4/24</u>
Received By: <u>B. Rogers</u>	90 Day Date: <u>Waived</u>

REQUIRED MATERIALS FOR ALL LAND DEVELOPMENT/SUBDIVISION APPLICATIONS

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

Applicant Information:

Name: KEITH CATANIA / CATANIA CONSTRUCTION, LLC  
Address: 4121 PILGRIM ROAD  
PLYMOUTH MEETING, PA 19462  
Phone: 215-669-4917  
Fax: \_\_\_\_\_  
E-Mail\*: KCATANIA@COMCAST.NET

Property Owner Information (if different):

Name: SAME  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail\*: \_\_\_\_\_

Architect/Planner: JOHN BETTS / TRBETTS

Address: \_\_\_\_\_  
E-mail\*: ~~JOHN~~ JOHN@TRBETTSARCHITECTURE.COM Phone/Fax: 610-279-3131

Engineer/Surveyor: GEORGE MAALOUF / BORUSIEWICZ SURVEYORS & SITE PLANNERS  
Address: 718 GRAVEL PIKE, COLLEGEVILLE, PA 19426  
E-mail\*: TBORUSIEWICZ@AOL.COM Phone/Fax: 610-941-7181

Landscape Architect: REQUESTING WAIVER - ONLY TWO (2) STREET TREES  
Address: \_\_\_\_\_  
E-mail\*: \_\_\_\_\_ Phone/Fax: \_\_\_\_\_

Attorney: MARK S. DANEK, ESQ. / OBERMAYER  
Address: 100 FOUR FOLDS CORPORATE CENTER, SUITE 1-210, W. CONSHO., PA 19428  
E-mail\*: MARK.DANEK@OBERMAYER.COM Phone/Fax: 484-344-5429

\*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 other pertinent notices can be distributed more promptly.



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

PRELIMINARY  
FINAL

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision

**Project Information:**

Location (Street Address): 440 EAST 9TH AVENUE

Tax Assessment Parcel No. 05-00-06904-00-3 County Deed Book No. 0169 Page No. 1312

Description of Proposed Work: SINGLE LOT 60' X 140' TO BE SUBDIVIDED INTO TWO (2) 30' X 140' LOTS WITH THE CONSTRUCTION OF TWO (2) SINGLE-FAMILY DETACHED DWELLING 20' X 45' - EX. HOUSE & GARAGE TO BE DEMOLISHED

Total Tract Acreage: 0.2 Project Acreage 0.2

Zoning District BR-1 Existing Number of Lots: 1 Proposed Number of Lots: 2

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

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

Existing Sewer Flows: 350 GPD Proposed Sewer Flows: 700 GPD

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

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

**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.)

PROVIDED AT ZONING HEARINGS



List of Requested Waivers:

Section/Requirement:

Relief Requested:

SEE SUPPLEMENTAL DOCUMENT TO BE PROVIDED

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

*PROVIDED ZAB*

- 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

*VARIANCE GRANTED (SEE DECISION)*

\*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.

Kurt Catore  
Signature of Applicant

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

11-29-21  
Date

\_\_\_\_\_  
Date

*NOT NECESSARY*

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:			
____ Filing Fee	Amount \$	_____	Check No. _____
____ Pre-Construction Professional Services Escrow	Amount \$	_____	Check No. _____

Decision Information:

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

Comments/Conditions:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

PRELIMINARY  
FINAL

- Minor Subdivision
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 Single-Family Attached  Commercial  Office  Industrial

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

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- Record Plan
- Existing Features Site Plan
- Grading Plan
- Erosion and Sediment Control Plan
- N/A Lighting Plan\_Major
- N/A Circulation Plan\_Major
- Stormwater Calculations
- Landscape Plan (sealed by a Landscape Architect)
- Demolition Plan
- Detail Sheets
- N/A Traffic Study (if applicable)
- N/A 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
- N/A Street trees
- Alley conditions, if present

PROVIDED AT ZONING HEARINGS

**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.)



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).

Kurt Laton  
Applicant signature

11-29-24  
Date

Brittany Rogers  
Received by (Borough)

12/4/24  
Date



BOROUGH OF CONSHOHOCKEN  
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT  
FOR PROFESSIONAL REVIEW FEES

SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

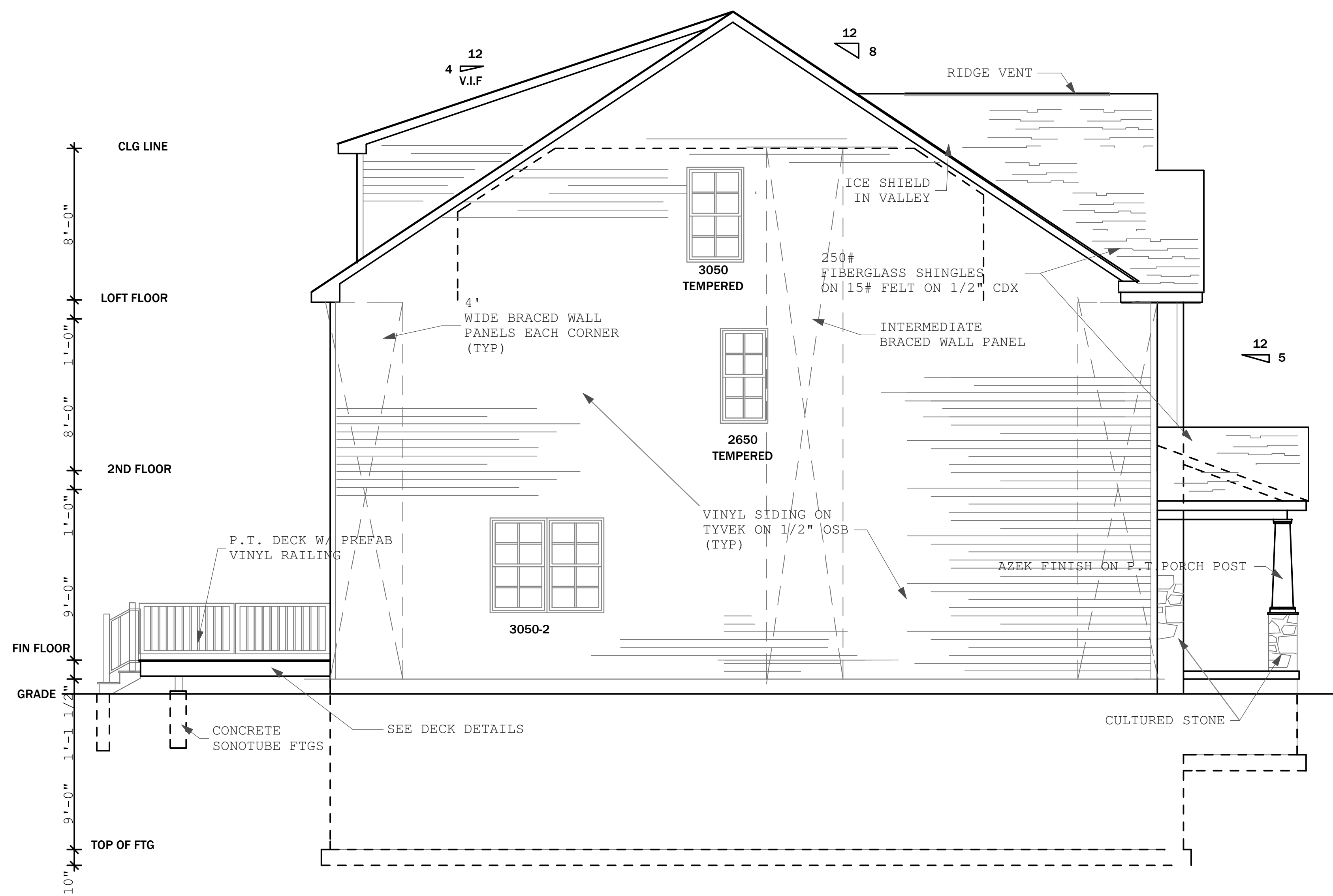
The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Borough Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial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

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

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

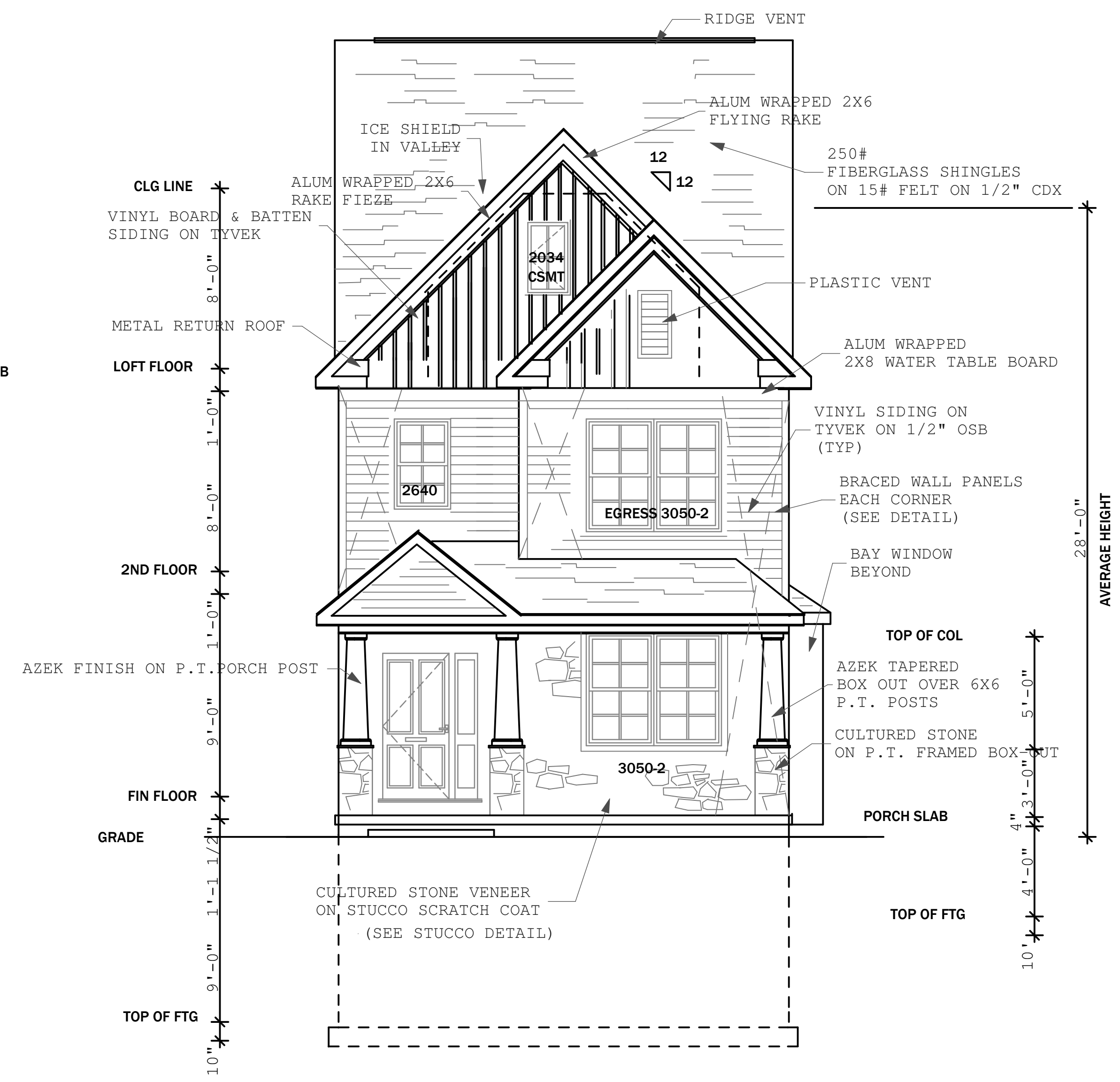
Signed Kell Catena Date: 11-29-24  
Applicant





LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

DWN	JRB
DATE	REVISIONS
10/1/24	

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

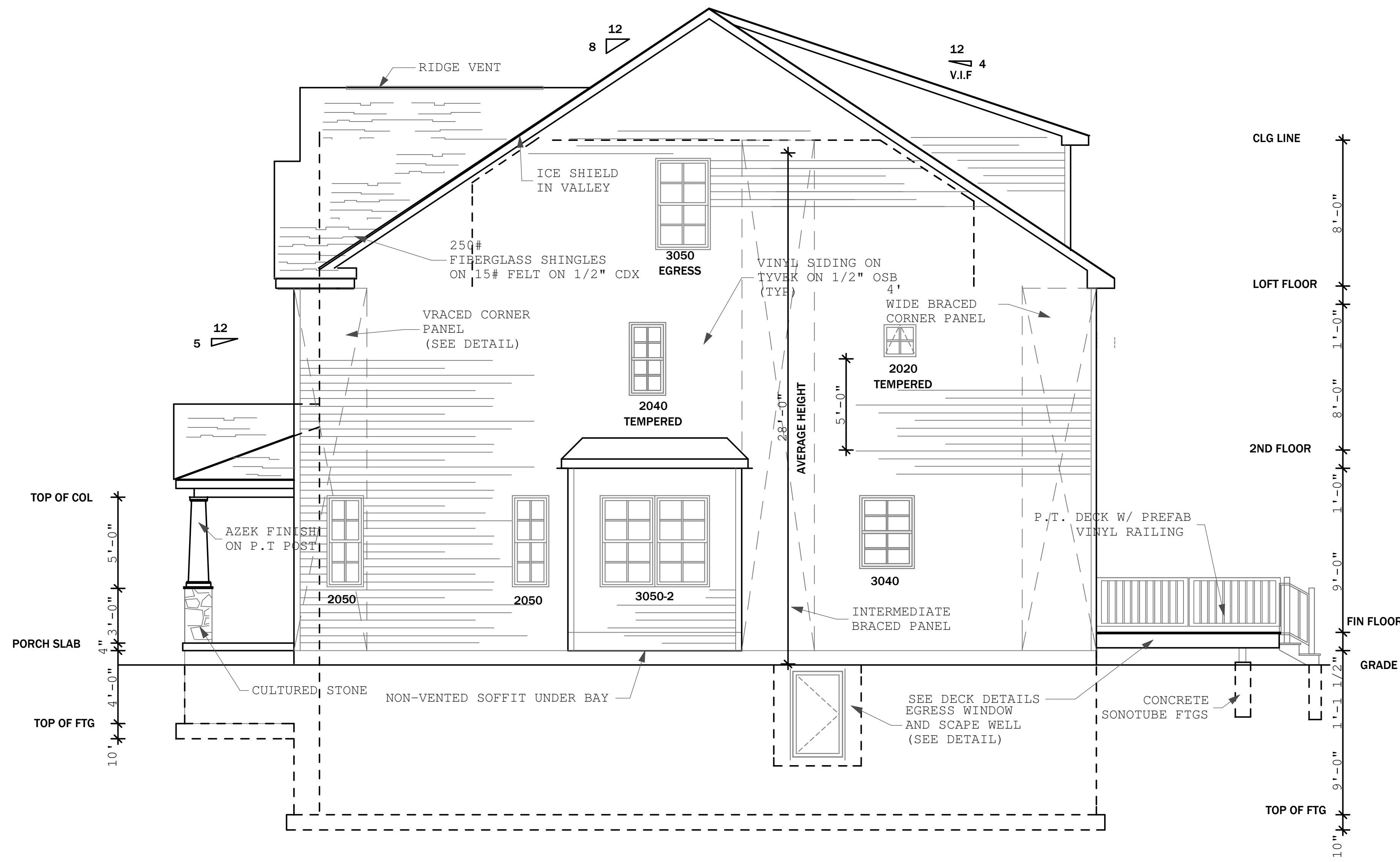
SHEET TITLE

PROPOSED SINGLE FAMILY HOME  
**CATANIA CONSTRUCTION**  
 440 E. NINTH AVENUE  
 CONSHOHOCKEN, PA

.DRAWING NO

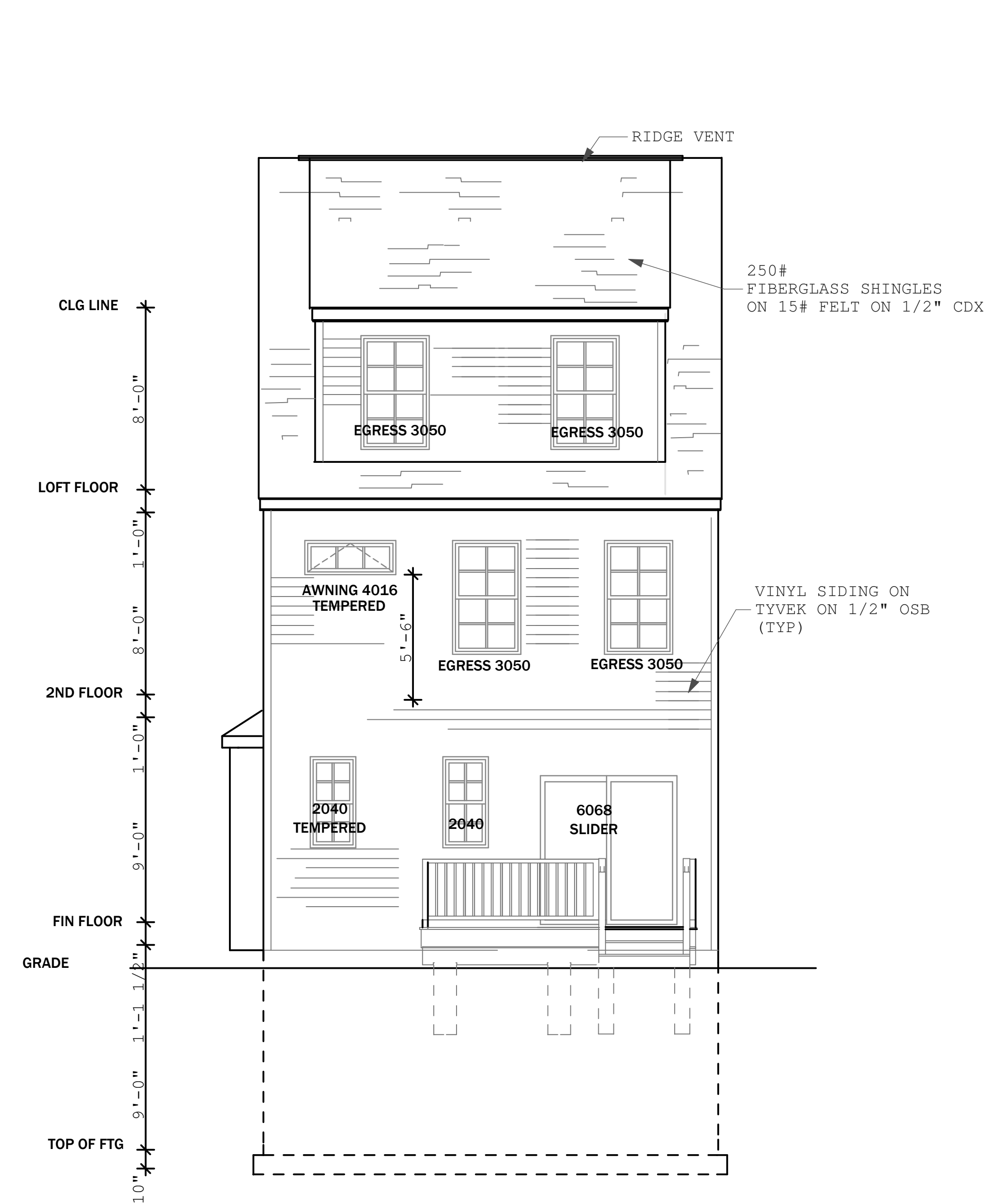
**A1**





RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

DATE	DWN	REVISIONS
10/1/24	JRB	

**BETTS DESIGN GROUP, LLC**  
 31202 NORTH GRANITE REEF ROAD  
 SCOTTSDALE, AZ 85266  
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SHEET TITLE

PROPOSED SINGLE FAMILY HOME  
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 440 E. NINTH AVENUE  
 CONSHOHOCKEN, PA

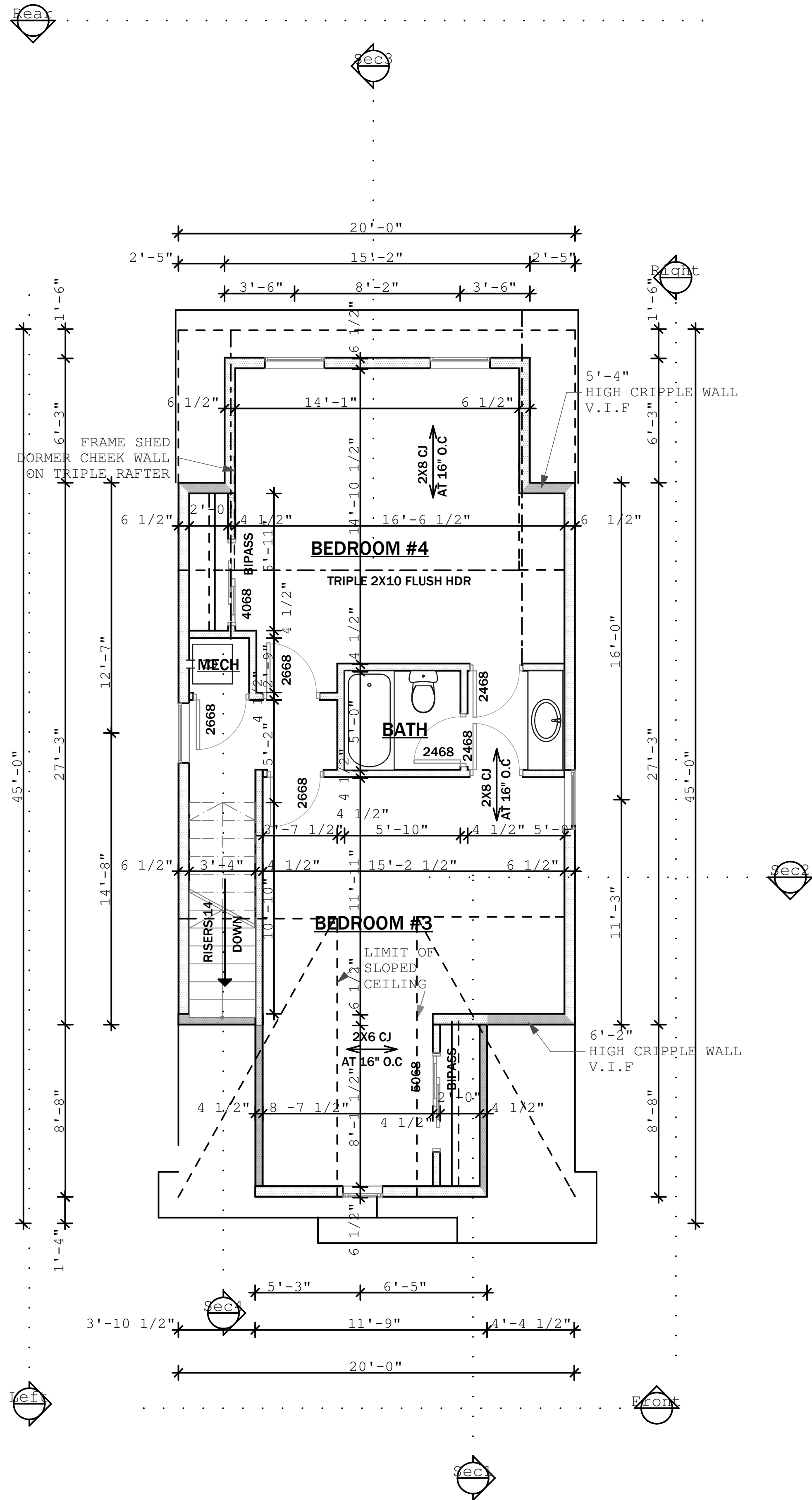
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**A2**



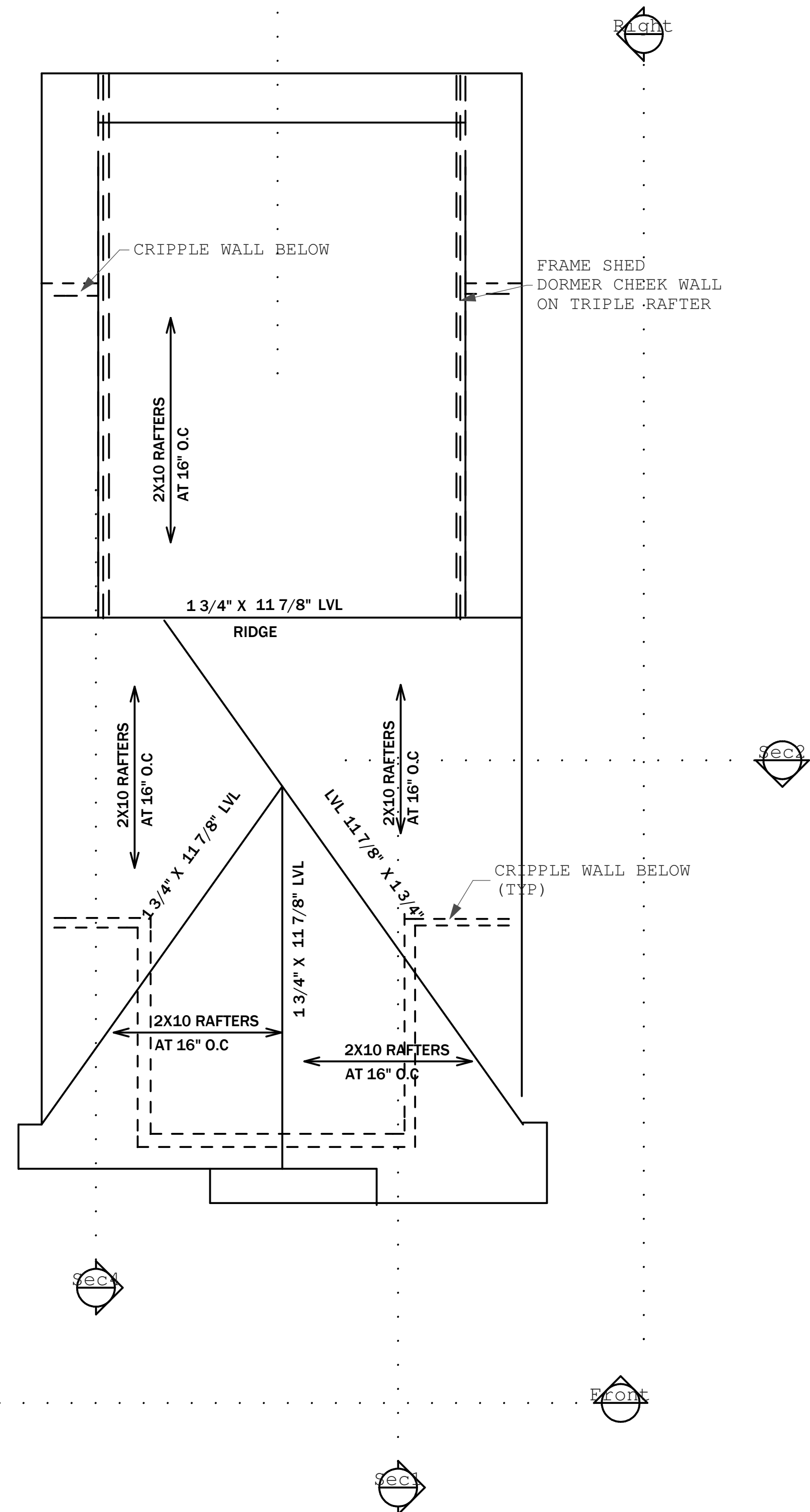






**LOFT PLAN**

SCALE 1/4" = 1'-0"



**ROOF PLAN**

SCALE 1/4" = 1'-0"

DATE	DWN	REVISIONS
10/1/24	JRB	

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

**SHEET TITLE**

PROPOSED SINGLE FAMILY HOME  
**CATANIA CONSTRUCTION**  
 440 E. NINTH AVENUE  
 CONSHOCKEN, PA

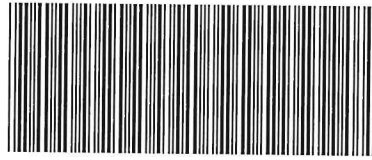
**.DRAWING NO**

**A4**





**DEED BK 6363 PG 02228 to 02232**  
 INSTRUMENT # : 2024025123  
 RECORDED DATE: 05/21/2024 12:40:43 PM



6315316-0018R

RECORDER OF DEEDS  
 MONTGOMERY COUNTY  
*Jeanne Sorg*

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

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

**Document Type:** Deed  
**Document Date:** 05/13/2024  
**Reference Info:**

**Transaction #:** 6934053 - 11 Doc (s)  
**Document Page Count:** 4  
**Operator Id:** djohnson1

**RETURN TO: (Mail)**  
 SUBURBAN PHILADELPHIA ABSTRACT INC  
 922 W. RIDGE PIKE  
 CONSHOHOCKEN, PA 19428

**PAID BY:**

**\* PROPERTY DATA:**  
 Parcel ID #: 05-00-06904-00-3  
 Address: 440 E NINTH AVE  
  
 CONSHOHOCKEN PA  
 19428  
 Municipality: Conshohocken Borough  
 (100%)  
 School District: Colonial

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:**  
**\$500,000.00**

**FEES / TAXES:**

Recording Fee:Deed	\$86.75
State RTT	\$5,000.00
Conshohocken Borough RTT	\$2,500.00
Colonial School District RTT	\$2,500.00
<b>Total:</b>	<b>\$10,086.75</b>

DEED BK 6363 PG 02228 to 02232  
 Recorded Date: 05/21/2024 12:40:43 PM  
 I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



*Jeanne Sorg*

**Jeanne Sorg**  
 Recorder of Deeds

Rev1a 2016-01-29

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

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



Montgomery County

MAY 21 2024

Recorder of Deeds

Prepared by and Return to:

Suburban Philadelphia Abstract, Inc.  
922 West Ridge Pike  
Conshohocken, Pa. 19428  
610-828-6133

File No. 500-788  
UPI # 05-00-06904-00-3

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-06904-00-3 CONSHOHOCKEN  
440 E NINTH AVE

BURT PROPERTY HOLDINGS LLC  
B 052 U 031 L 1101 DATE: 05/21/2024

\$15.00  
JH

**This Indenture**, made the 13<sup>th</sup> day of MAY, 2024,

**Between**

**BURT PROPERTY HOLDINGS LLC**

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

**CATANIA CONSTRUCTION**

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

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Five Hundred Thousand And 00/100 Dollars (\$500,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

**ALL THAT CERTAIN** lots or pieces of land, with the dwelling thereon erected, SITUATE in Conshohocken Borough, County of Montgomery, Commonwealth of Pennsylvania, Being Lots Nos 18, 19 and 20, in Block "B" in a Plan of Lots – Part of Conshohocken property of Spring Mill Improvement company bounded and described together as one lot as follows, to wit:

BEGINNING at appoint on the Northeasterly side of 9<sup>th</sup> Avenue at the distance of 76 feet Northwesterly from the Northwesterly corner of 9<sup>th</sup> Avenue and Right Street; thence extending Northwesterly along said side of 9<sup>th</sup> Avenue 60 feet to a point a corner; thence extending of that width in length or depth lines at right angles to said 9<sup>th</sup> Avenue 140 feet to the Southwesterly side of a 20 feet wide alley.

BEING Parcel#05-00-06904-00-3

BEING THE SAME premises which David Dietzel by indenture bearing date the 21<sup>st</sup> day of January 2020 and as recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on the 22<sup>nd</sup> day of January 2020 in Deed Book 6169 page 1312 granted and conveyed unto Burt Property Holdings, LLC in fee.

4/30  
df



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

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

**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

**In Witness Whereof**, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its Member, and the same to be duly attested by its Secretary. Dated the day and year first above written.

ATTEST

BURT PROPERTY HOLDINGS LLC

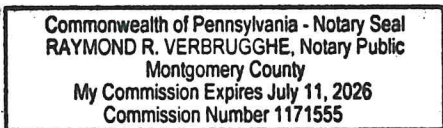
\_\_\_\_\_

By: Robert Burt member  
Robert Burt, Member

[SEAL]

Commonwealth of Pennsylvania }  
County of MONTGOMERY } ss

This record was acknowledged before me on 5/13/24 by Robert Burt as Member, who represents that he/she is authorized to act on behalf of Burt Property Holdings LLC.



[Signature]  
Notary Public  
My commission expires \_\_\_\_\_



The precise residence and the complete post office  
address of the above-named Grantee is:

4121 Pilgrim Road  
Plymouth Meeting, Pa 19462

---

On behalf of the Grantee

File No. 500-788

Record and return to:  
**Suburban Philadelphia Abstract, Inc.**  
922 West Ridge Pike  
Conshohocken, Pa. 19428



# Deed

UPI # 05-00-06904-00-3

Burt Property Holdings LLC

TO

Catania Construction

Suburban Philadelphia Abstract, Inc.  
922 West Ridge Pike  
Conshohocken, Pa. 19428



**GME ENGINEERING  
CIVIL ENGINEERS,  
SURVEYORS, AND SITE DESIGNERS**

**DRAINAGE REPORT  
FOR**

**440 E 9<sup>TH</sup> AVENUE  
CONSHOHOCKEN  
BOROUGH FO CONSHOHOCKEN  
MONTGOMERY COUNTY  
PENNSYLVANIA**

**PREPARED**

**BY**



**GME ENGINEERING**

**by Alpha Designs LLC**

1117 Carolina Ave, West Chester, PA 19380

P: (610)732-0707

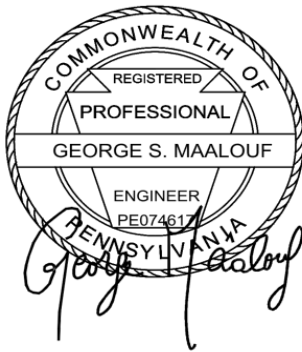
November 28, 2024



**GME ENGINEERING  
CIVIL ENGINEERS,  
SURVEYORS, AND SITE DESIGNERS**

**Design Engineer Statement**

I, GEORGE S. MAALOUF, ON THIS DAY THE 28 OF NOVEMBER 2024 HEREBY CERTIFY THAT THE DRAINAGE PLANS AND CALCULATIONS MEET ALL DESIGN STANDARDS AND CRITERIA OF CONSHOHOCKEN BOROUGH STORMWATER MANAGEMENT ORDINANCE.



GEORGE S. MAALOUF, PE



**GME ENGINEERING  
CIVIL ENGINEERS,  
SURVEYORS, AND SITE DESIGNERS**

**CONTENTS**

<b>1- INTRODUCTION:</b> .....	4
<b>2- INFILTRATION TEST:</b> .....	4
<b>3- METHODOLOGY</b> .....	4
<b>4- CALCULATIONS</b> .....	6
<b>5- SUMMARY:</b> .....	7
<b>EXHIBIT A</b> .....	i
<b>EXHIBIT B</b> .....	ii



**GME ENGINEERING  
CIVIL ENGINEERS,  
SURVEYORS, AND SITE DESIGNERS**

## **1- INTRODUCTION:**

This drainage report is prepared for the re-development of the lot located at 440 E 9<sup>th</sup> Avenue in Conshohocken Borough, Pennsylvania.

The owner is proposing to re-develop the site and remove existing feature, subdivide the lot onto two lots and add a proposed features. The proposed features include a house, a garage, a concrete apron near the garage, a walkway, a porch and a patio.

Stormwater management requirements are met using two infiltration pits. One on each of the new lots.

## **2- INFILTRATION TEST:**

The available soil on site are UugD. Which is Urban land-Udorthents, schist and gneiss complex. It is a soil group "C".

The soils limits and description are taken from USDA-Natural Resources Conservation Service website. An excerpt is shown under *Figure 1*.

The soil testing by "PR, Environmental Designs", resulted in an infiltration rate of 1.25 in/hr for test pit (TP) #1 and 0.875 in/hr for TP#2. The adopted design infiltration rate for the proposed two infiltration pits is 0.875 in/hr. The results of the soil testing are included in *Appendix A*.

## **3- METHODOLOGY**

The purpose of this report is to provide a drainage design that complies with the Borough Drainage Code – Chapter 19.

The existing non impervious cover and 20% of the impervious cover is assumed meadow. Since it is a small site, the time of concentration is 5 minutes. The existing drainage area is the limits of the existing lot boundary limits.

The proposed watershed of each infiltration pit contains the roof areas of the house and the garage on each lot. The uncontrolled areas drain freely to the neighboring areas.

SCS TR-55 is used to determine the peak flows and the flow volumes of each watershed.

The two infiltration pits have an overflow structure draining to the curb of E 9<sup>th</sup> Avenue. The infiltration basin meets the following requirements:

The rainfall intensities are taken from NOAA Atlas 14.

*The storms depth is as follows:*



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*Year Strom*                      *depth (in)*



FIGURE 1: SOILS MAP (USDA WEBSITE)



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<i>1-Year Storm</i>	<i>2.97</i>
<i>2-Year Storm</i>	<i>3.59</i>
<i>5-Year Storm</i>	<i>4.50</i>
<i>10-Year Storm</i>	<i>5.26</i>
<i>25-Year Storm</i>	<i>6.34</i>
<i>50-Year Storm</i>	<i>7.26</i>
<i>100-Year Storm</i>	<i>8.25</i>

Section 19-303: Volume Control: Requires controlling the net volume change for the 2-year storm event.

Section 19-304: Rate Controls: The post development discharge flows for the post 1, 2, 5, 10, 25, 50 & 100-year storm events shall be less than the pre discharge flows for the 1, 2, 5, 10, 25, 50 & 100-year storm events.

The two drainage plans included in the back pocket show the existing and proposed drainage limits and Tc paths for both conditions

#### **4- CALCULATIONS**

The pre and post calculations are included in Appendix B.

Table 1 below, shows the pre and post 2-year storm event. The controlled 2-year storm events for the proposed two pits is fully infiltrated. The uncontrolled volume is taken from page 15 of Appendix B. The

	<b>PRE-2YR</b>	<b>POST 2-YR</b>		
	<b>EXISTING</b>	<b>PIT#1</b>	<b>PIT#2</b>	<b>TOTAL</b>
<b>FLOW VOLUME</b>	<b>974 C.FT.</b>	<b>424 C.FT.</b>	<b>424 C.FT.</b>	<b>848</b>

**TABLE 1: 2-YR STORM EVENT FLOW VOLUMES**

Table 2 summarizes the discharge values for each area in the existing and proposed conditions. For safety, and since both watersheds are small, the total outflow for each sub-watershed is added and not routed at the discharge point. i.e. The peak flows of the non-controlled area and outflow of the infiltration pits on each sub-watershed are added. The total outflows for all design storm events is less than the pre flows for the existing conditions.



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		1-YR	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
EXISTING <sup>(1)</sup>		0.338	0.487	0.718	0.926	1.23	1.492	1.777
LOT#1 <sup>(1)</sup>	PIT OUTFLOW	0.00	0.00	0.00	0.003	0.064	0.133	0.194
	NOT CONTROLLED	0.153	0.21	0.299	0.375	0.483	0.576	0.676
LOT#2 <sup>(1)</sup>	PIT OUTFLOW	0.00	0.00	0.00	0.003	0.064	0.133	0.194
	NOT CONTROLLED	0.153	0.21	0.299	0.375	0.483	0.576	0.676
TOTAL PROPOSED		0306	0.42	0.598	0.756	1.094	1.418	1.74
NOTE FOR POST FLOWS		< PRE	< PRE	< PRE	< PRE	< PRE	P< PRE	P< PRE

**TABLE 2: SITE OUTFLOWS**

(1) Refer to page 2 of Appendix B.

## **5- SUMMARY:**

The two infiltration pits are designed to meet the requirements of the borough stormwater management code.



**EXHIBIT A**  
**Soil Test**





1465 Hollow Road  
Chester Springs, PA 19425  
phone (610) 933-1960  
*preenvironmentaldesigns.com*

## **Storm Water Management Soil Testing Report**

440 E. 9<sup>th</sup> Avenue  
Conshohocken Borough, Montgomery County  
November 5, 2024

PR Environmental Designs, Inc. performed a soil investigation for a storm water management system at the above referenced address on November 5, 2024. Soil testing was performed in two locations in the areas of the proposed storm water management system for each proposed lot.

Soils on the site are mapped as Urban Land Udorthents- Schist and Gneiss Complex by the USDA Soil Survey. Soils observed during site testing were generally consistent with the mapped soils.

Two soil test pits were evaluated to a depth of 84" below grade and described below. Two double ring infiltration tests were performed in each test pit at a depth of 60" below grade.

### **Soil Test Pit Descriptions**

#### **Test Pit 01**

0-6" **Ap** -Dark Brown Loam, 3 Granular, Friable, Abrupt  
6-25" **Bt1**- Light Brown Silt Loam, 2 Subangular Blocky, Firm, Clear  
25-44" **Bt2**- Variegated Silt Loam, 1 Subangular Blocky, Friable, Clear  
44-68" **C1**- Variegated Gravelly Silt Loam, Massive, Structure-less, Very Friable, Clear,  
20% coarse fragments  
68-84" **C2**- Variegated Silt Loam, Massive, Structure-less, Loose

**No limiting zone observed to a depth of 84" below grade, extent of excavation.**



Storm Water Management Soil Testing Report  
**440 E. 9<sup>th</sup> Avenue**  
 Conshohocken Borough, Montgomery County  
 November 5, 2024

**Test Pit 02**

0-6” **Ap** -Dark Brown Loam, 3 Granular, Friable, Abrupt  
 6-26” **Bt1**– Light Brown Gravelly Silt Loam, 2 Subangular Blocky, Firm, Clear,  
 25% coarse fragments  
 26-40” **Bt2**- Variegated Silt Loam, 1 Subangular Blocky, Friable, Clear  
 40-63” **C1**- Variegated Gravelly Silt Loam, Massive, Structure-less, Very Friable, Clear,  
 20% coarse fragments  
 63-84” **C2**- Variegated Silt Loam, Massive, Structure-less, Loose

**No limiting zone observed to a depth of 84” below grade, extent of excavation.**

**Test Pit 01 Double-Ring Infiltration Test Results**

Infiltration Test 1A Test Depth = 60” below grade  
 Infiltration Test 1B Test Depth = 60” below grade

Test Hole #	Reading 1 (30 m. presoak)	Reading 2 (30 m. presoak)	Reading 3	Reading 4	Reading 5	Reading 6
IT 1A	1 3/8"	7/8"	3/4"	3/4"	7/8"	3/4"
IT 1B	1 1/4"	7/8"	3/4"	5/8"	5/8"	1/2"

IT 1A final reading = **3/4”** during 30 min. interval = **1.5 inches per hour**

IT 1B final reading = **1/2”** during 30 min. interval = **1.0 inches per hour**

Test Area Average = **1.25 inches per hour**



Storm Water Management Soil Testing Report  
**440 E. 9<sup>th</sup> Avenue**  
Conshohocken Borough, Montgomery County  
November 5, 2024

**Test Pit 02 Double-Ring Infiltration Test Results**

Infiltration Test 2A Test Depth = 60” below grade  
Infiltration Test 2B Test Depth = 60” below grade

Test Hole #	Reading 1 (30 m. presoak)	Reading 2 (30 m. presoak)	Reading 3	Reading 4	Reading 5	Reading 6
IT 2A	5/8"	5/8"	1/2"	1/2"	3/8"	3/8"
IT 2B	3/4"	5/8"	3/4"	5/8"	1/2"	1/2"

IT 2A final reading = **3/8"** during 30 min. interval = **0.75 inches per hour**

IT 2B final reading = **1/2"** during 30 min. interval = **1.0 inches per hour**

Test Area Average = **0.875 inches per hour**



Paul R. Rosone  
PR Environmental Designs, Inc.

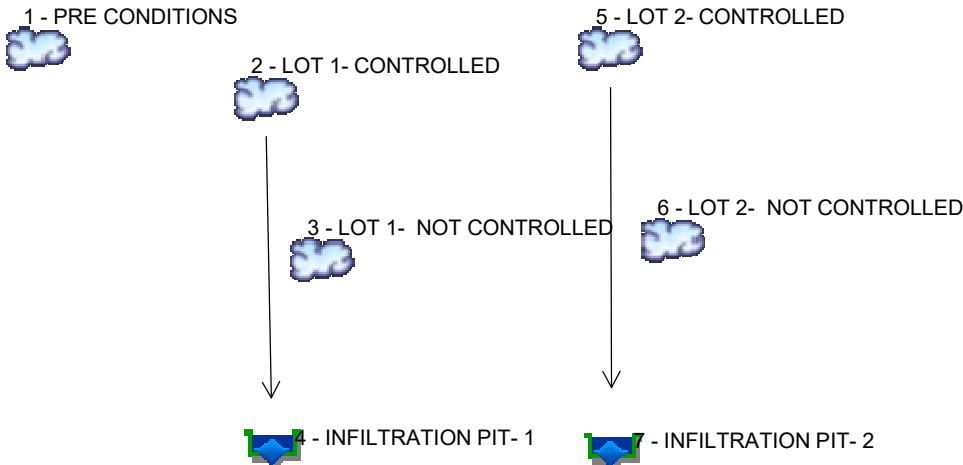


**EXHIBIT B  
Drainage Calculations**



# Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023



**Legend**

<u>Hyd. Origin</u>	<u>Description</u>
1 SCS Runoff	PRE CONDITIONS
2 SCS Runoff	LOT 1- CONTROLLED
3 SCS Runoff	LOT 1- NOT CONTROLLED
4 Reservoir	INFILTRATION PIT- 1
5 SCS Runoff	LOT 2- CONTROLLED
6 SCS Runoff	LOT 2- NOT CONTROLLED
7 Reservoir	INFILTRATION PIT- 2



# Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	-----	0.338	0.487	-----	0.718	0.926	1.230	1.492	1.777	PRE CONDITIONS
2	SCS Runoff	-----	0.120	0.146	-----	0.183	0.215	0.259	0.297	0.337	LOT 1- CONTROLLED
3	SCS Runoff	-----	0.153	0.210	-----	0.299	0.375	0.483	0.576	0.676	LOT 1- NOT CONTROLLED
4	Reservoir	2	0.000	0.000	-----	0.000	0.003	0.064	0.133	0.194	INFILTRATION PIT- 1
5	SCS Runoff	-----	0.120	0.146	-----	0.183	0.215	0.259	0.297	0.337	LOT 2- CONTROLLED
6	SCS Runoff	-----	0.153	0.210	-----	0.299	0.375	0.483	0.576	0.676	LOT 2- NOT CONTROLLED
7	Reservoir	5	0.000	0.000	-----	0.000	0.003	0.064	0.133	0.194	INFILTRATION PIT- 2



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	0.338	2	718	677	----	----	----	PRE CONDITIONS	
2	SCS Runoff	0.120	2	716	280	----	----	----	LOT 1- CONTROLLED	
3	SCS Runoff	0.153	2	718	307	----	----	----	LOT 1- NOT CONTROLLED	
4	Reservoir	0.000	2	1164	0	2	96.43	131	INFILTRATION PIT- 1	
5	SCS Runoff	0.120	2	716	280	----	----	----	LOT 2- CONTROLLED	
6	SCS Runoff	0.153	2	718	307	----	----	----	LOT 2- NOT CONTROLLED	
7	Reservoir	0.000	2	1164	0	5	95.43	131	INFILTRATION PIT- 2	
440-E9TH Avenue-2024-11-23.gpw					Return Period: 1 Year			Saturday, 11 / 23 / 2024		



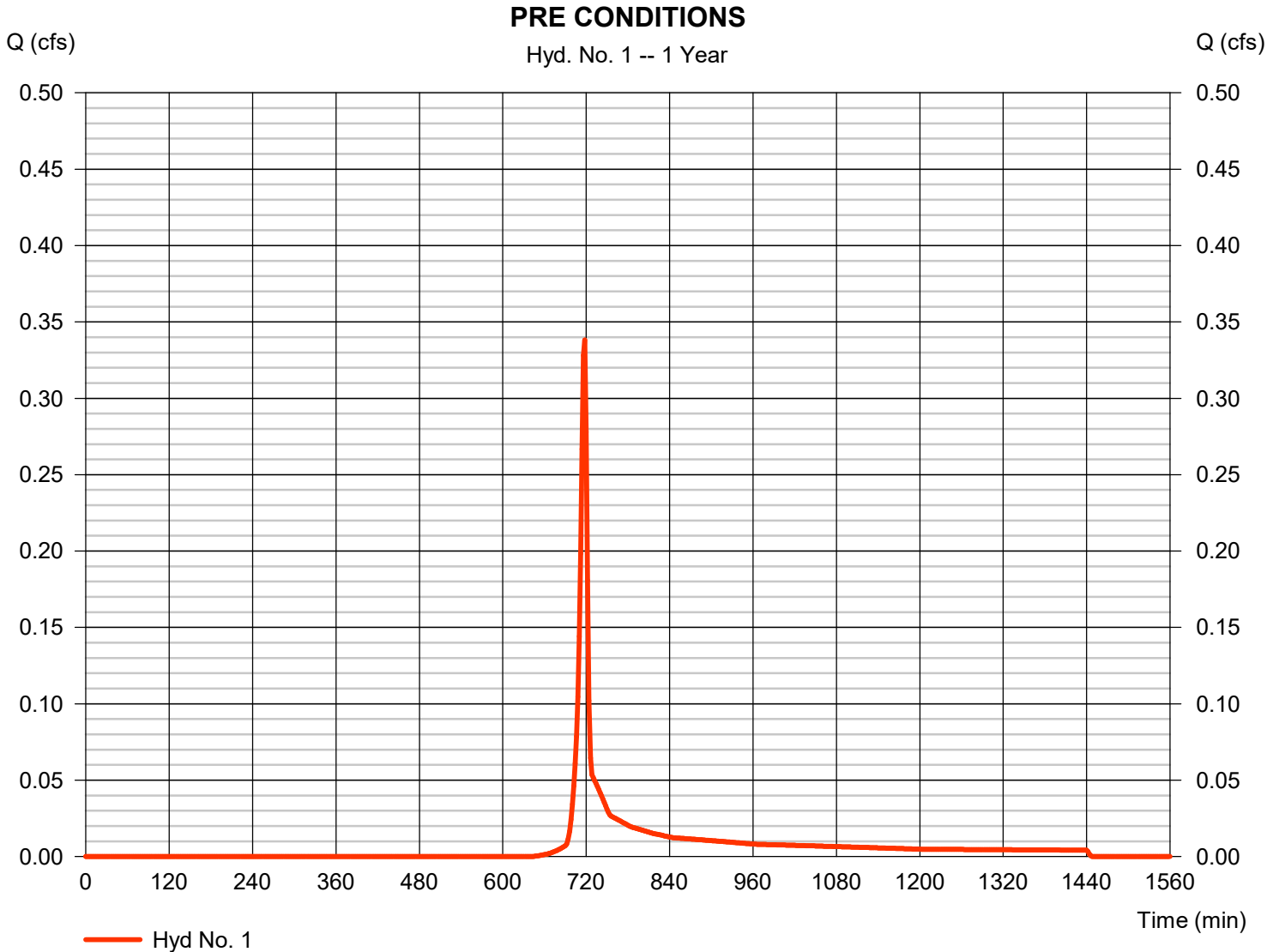
# Hydrograph Report

## Hyd. No. 1

### PRE CONDITIONS

Hydrograph type	= SCS Runoff	Peak discharge	= 0.338 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 677 cuft
Drainage area	= 0.200 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.97 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.160 x 71) + (0.040 x 98)] / 0.200





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Saturday, 11 / 23 / 2024

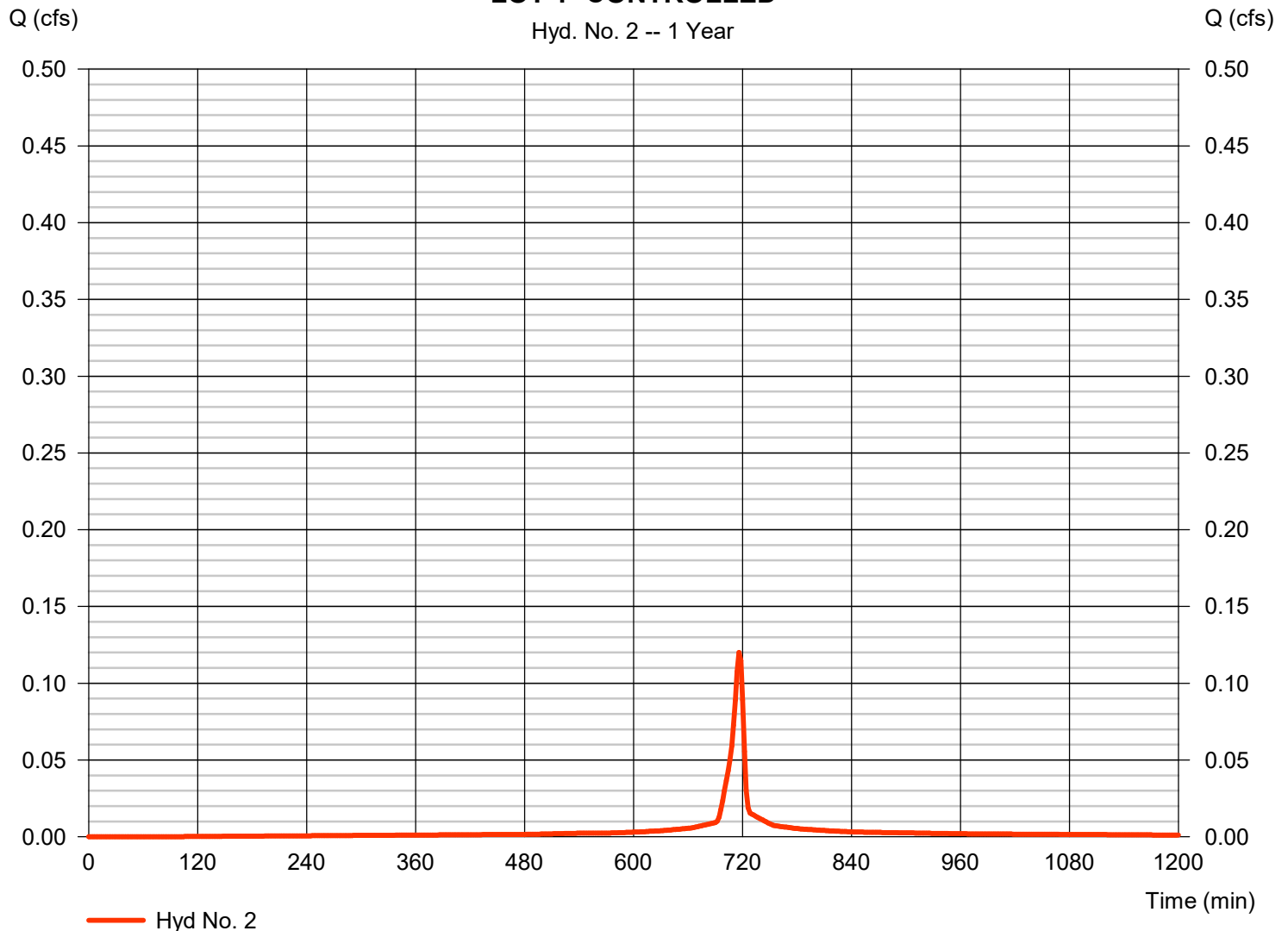
## Hyd. No. 2

LOT 1- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.120 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 280 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.97 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

### LOT 1- CONTROLLED

Hyd. No. 2 -- 1 Year





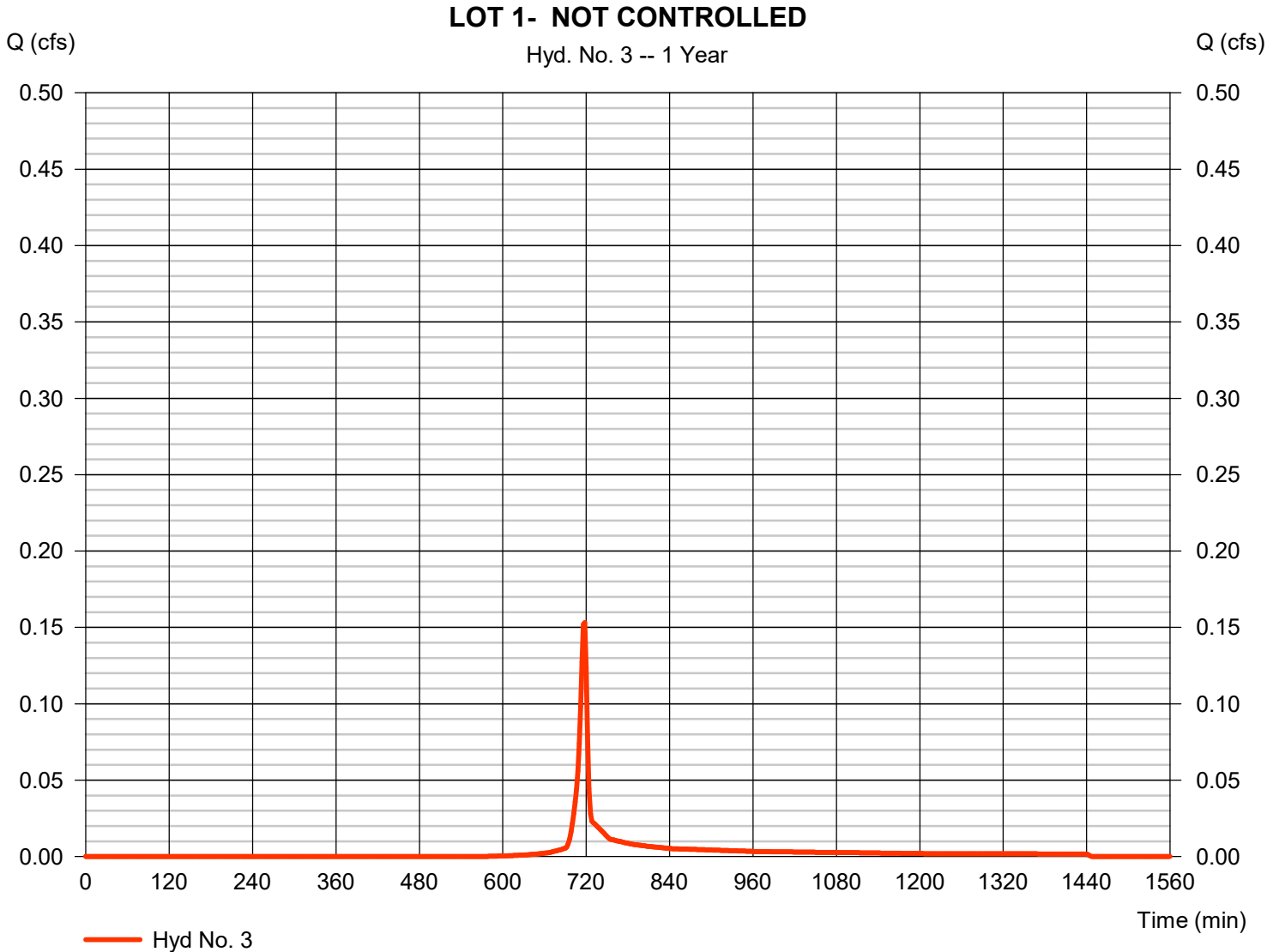
# Hydrograph Report

## Hyd. No. 3

LOT 1- NOT CONTROLLED

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.153 cfs
Storm frequency	=	1 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	307 cuft
Drainage area	=	0.070 ac	Curve number	=	81*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	2.97 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

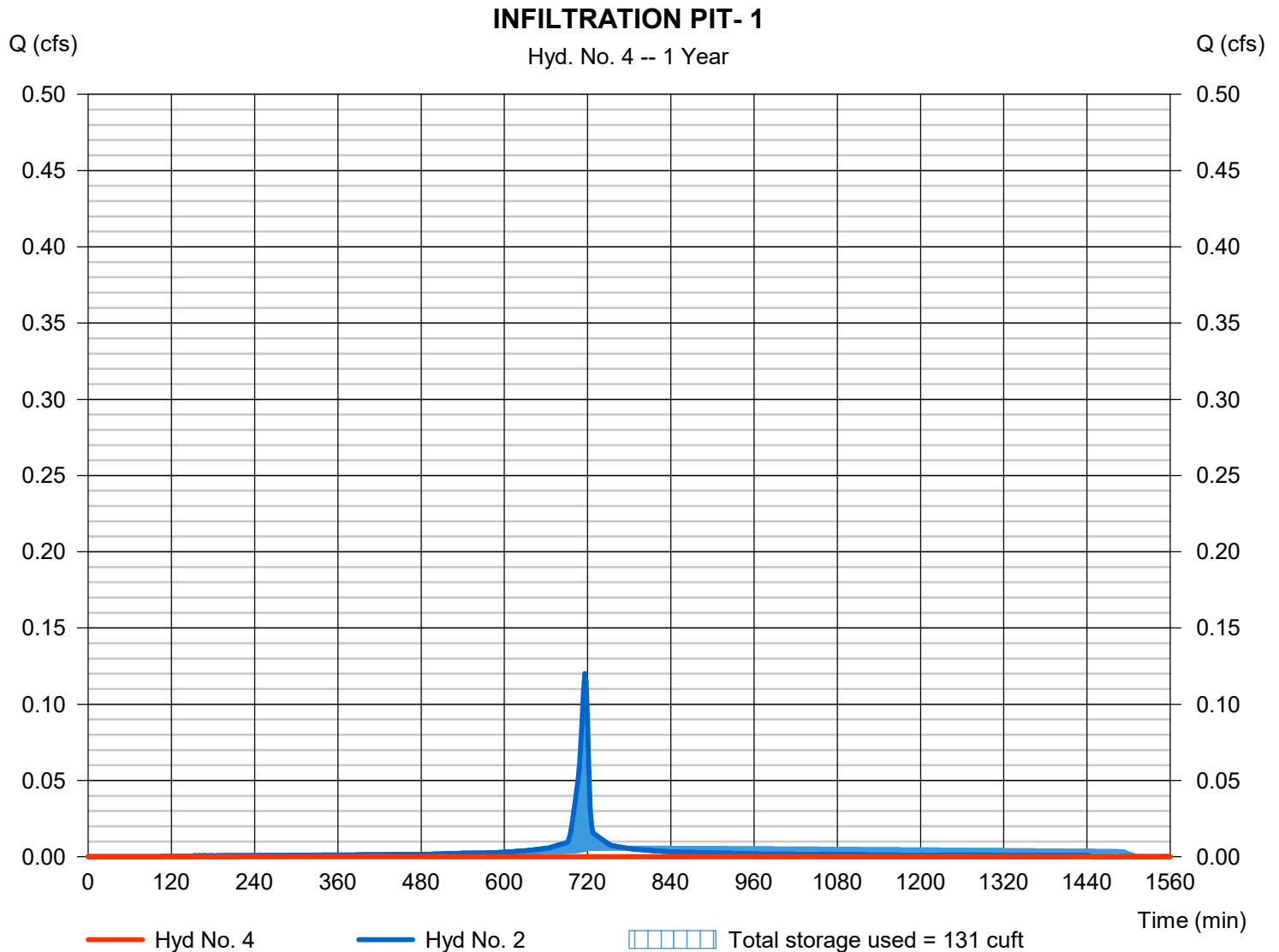
Saturday, 11 / 23 / 2024

## Hyd. No. 4

### INFILTRATION PIT- 1

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 1 yrs	Time to peak	= 1164 min
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 2 - LOT 1- CONTROLLED	Max. Elevation	= 96.43 ft
Reservoir name	= INFILTRATION PIT - LOT 1	Max. Storage	= 131 cuft

Storage Indication method used. Exfiltration extracted from Outflow.





## Pond No. 1 - INFILTRATION PIT - LOT 1

### Pond Data

**UG Chambers** -Invert elev. = 95.50 ft, Rise x Span = 2.50 x 2.50 ft, Barrel Len = 20.00 ft, No. Barrels = 2, Slope = 0.00%, Headers = No  
**Encasement** -Invert elev. = 95.00 ft, Width = 4.00 ft, Height = 3.50 ft, Voids = 40.00%

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	95.00	n/a	0	0
0.35	95.35	n/a	22	22
0.70	95.70	n/a	27	49
1.05	96.05	n/a	37	86
1.40	96.40	n/a	41	128
1.75	96.75	n/a	43	171
2.10	97.10	n/a	43	214
2.45	97.45	n/a	41	255
2.80	97.80	n/a	37	293
3.15	98.15	n/a	27	319
3.50	98.50	n/a	22	342

### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 4.00	3.00	0.00	Inactive
Span (in)	= 4.00	3.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 95.00	97.50	0.00	390.50
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .011	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 25.00	0.00	0.00	0.00
Crest El. (ft)	= 98.25	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.880 (by Wet area)			
TW Elev. (ft)	= 0.00			

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

### Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	95.00	0.00	0.00	---	---	0.00	---	---	---	0.000	---	0.000
0.04	2	95.04	0.00	0.00	---	---	0.00	---	---	---	0.003	---	0.003
0.07	4	95.07	0.00	0.00	---	---	0.00	---	---	---	0.003	---	0.003
0.11	7	95.11	0.00	0.00	---	---	0.00	---	---	---	0.003	---	0.003
0.14	9	95.14	0.00	0.00	---	---	0.00	---	---	---	0.003	---	0.003
0.17	11	95.18	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.21	13	95.21	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.24	16	95.25	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.28	18	95.28	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.31	20	95.32	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.35	22	95.35	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.38	25	95.39	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.42	28	95.42	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.45	30	95.46	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.49	33	95.49	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.52	36	95.53	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.56	39	95.56	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.60	41	95.60	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.63	44	95.63	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.67	47	95.67	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.70	49	95.70	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.74	53	95.74	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.77	57	95.77	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
0.80	60	95.81	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
0.84	64	95.84	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
0.87	68	95.88	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
0.91	72	95.91	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
0.94	75	95.95	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
0.98	79	95.98	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.01	83	96.02	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.05	86	96.05	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.08	91	96.09	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005

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## INFILTRATION PIT - LOT 1

## Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.12	95	96.12	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.15	99	96.16	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.19	103	96.19	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.22	107	96.23	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.26	111	96.26	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.29	115	96.30	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.33	120	96.33	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.36	124	96.37	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.40	128	96.40	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.43	132	96.44	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.47	136	96.47	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.50	141	96.51	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.54	145	96.54	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.57	149	96.58	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.61	154	96.61	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.64	158	96.65	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.68	162	96.68	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.71	167	96.72	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.75	171	96.75	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.78	175	96.79	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.82	180	96.82	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.85	184	96.86	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.89	188	96.89	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.92	193	96.93	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.96	197	96.96	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.99	201	97.00	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.03	205	97.03	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.06	210	97.07	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.10	214	97.10	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.13	218	97.14	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.17	222	97.17	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.21	227	97.21	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.24	231	97.24	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.28	235	97.28	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.31	239	97.31	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.35	243	97.35	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.38	247	97.38	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.42	251	97.42	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.45	255	97.45	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.48	259	97.49	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.52	263	97.52	0.00	0.00 ic	---	---	0.00	---	---	---	0.007	---	0.008
2.56	267	97.56	0.00	0.01 ic	---	---	0.00	---	---	---	0.007	---	0.014
2.59	270	97.59	0.00	0.02 ic	---	---	0.00	---	---	---	0.007	---	0.024
2.63	274	97.63	0.00	0.03 ic	---	---	0.00	---	---	---	0.008	---	0.037
2.66	278	97.66	0.00	0.05 ic	---	---	0.00	---	---	---	0.008	---	0.053
2.70	281	97.70	0.00	0.06 ic	---	---	0.00	---	---	---	0.008	---	0.069
2.73	285	97.73	0.00	0.08 ic	---	---	0.00	---	---	---	0.008	---	0.085
2.77	289	97.77	0.00	0.09 ic	---	---	0.00	---	---	---	0.008	---	0.096
2.80	293	97.80	0.00	0.10 ic	---	---	0.00	---	---	---	0.008	---	0.107
2.83	295	97.84	0.00	0.11 ic	---	---	0.00	---	---	---	0.008	---	0.116
2.87	298	97.87	0.00	0.12 ic	---	---	0.00	---	---	---	0.008	---	0.125
2.90	301	97.91	0.00	0.13 ic	---	---	0.00	---	---	---	0.008	---	0.133
2.94	303	97.94	0.00	0.13 ic	---	---	0.00	---	---	---	0.008	---	0.141
2.98	306	97.98	0.00	0.14 ic	---	---	0.00	---	---	---	0.008	---	0.148
3.01	309	98.01	0.00	0.15 ic	---	---	0.00	---	---	---	0.008	---	0.155
3.05	311	98.05	0.00	0.15 ic	---	---	0.00	---	---	---	0.008	---	0.161
3.08	314	98.08	0.00	0.16 ic	---	---	0.00	---	---	---	0.008	---	0.168
3.12	317	98.12	0.00	0.17 ic	---	---	0.00	---	---	---	0.008	---	0.174
3.15	319	98.15	0.00	0.17 ic	---	---	0.00	---	---	---	0.008	---	0.180
3.18	322	98.19	0.00	0.18 ic	---	---	0.00	---	---	---	0.008	---	0.185
3.22	324	98.22	0.00	0.18 ic	---	---	0.00	---	---	---	0.009	---	0.191
3.25	326	98.26	0.03 ic	0.19 ic	---	---	0.03	---	---	---	0.009	---	0.226
3.29	328	98.29	0.42 oc	0.19 ic	---	---	0.42 s	---	---	---	0.009	---	0.620
3.33	331	98.33	0.42 oc	0.20 ic	---	---	0.41 s	---	---	---	0.009	---	0.615
3.36	333	98.36	0.42 oc	0.20 ic	---	---	0.42 s	---	---	---	0.009	---	0.631
3.40	335	98.40	0.42 oc	0.21 ic	---	---	0.37 s	---	---	---	0.009	---	0.585
3.43	337	98.43	0.43 oc	0.21 ic	---	---	0.31 s	---	---	---	0.009	---	0.527
3.47	340	98.47	0.43 oc	0.22 ic	---	---	0.40 s	---	---	---	0.009	---	0.621
3.50	342	98.50	0.43 oc	0.22 ic	---	---	0.34 s	---	---	---	0.009	---	0.566

...End



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Saturday, 11 / 23 / 2024

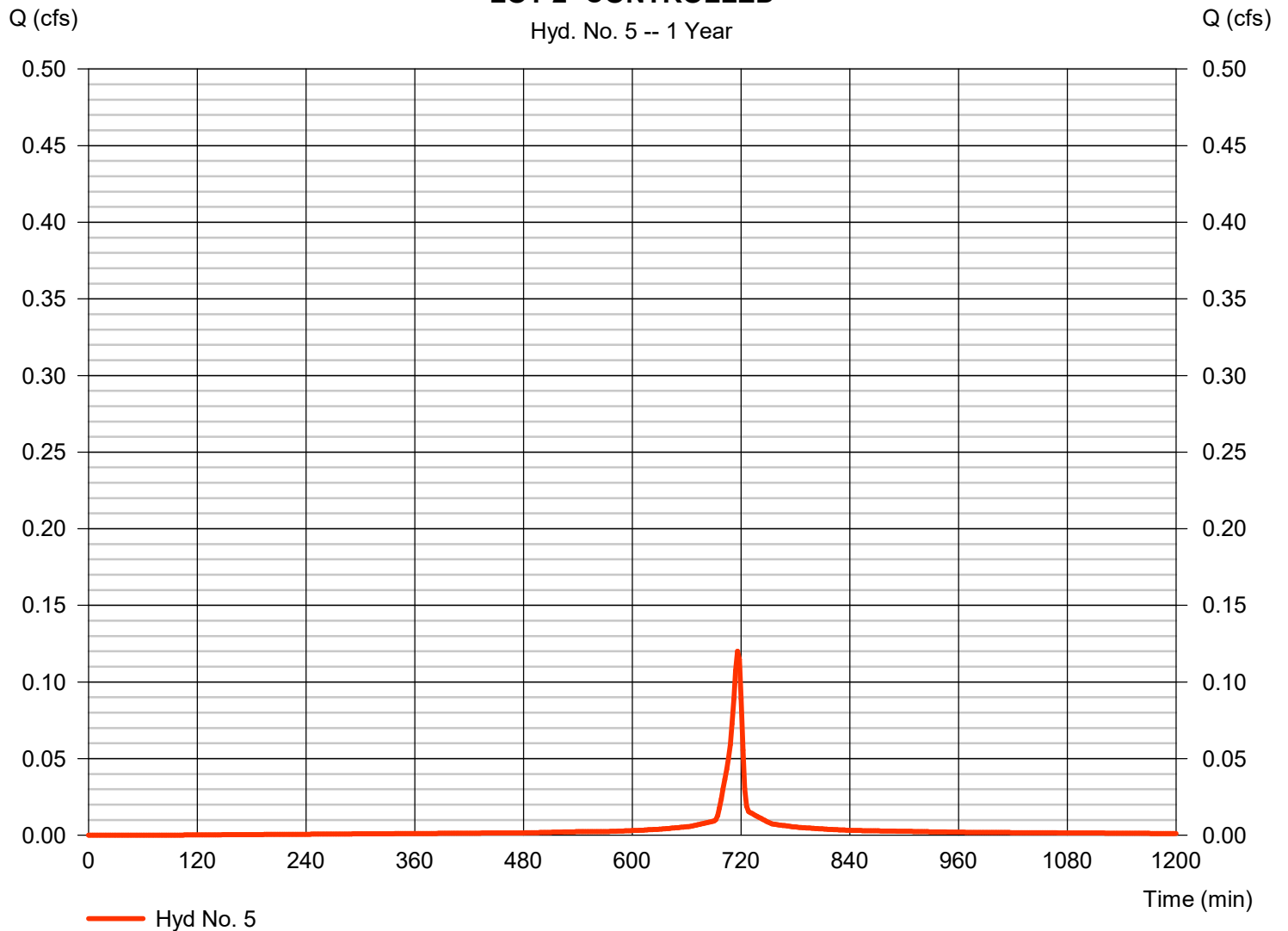
## Hyd. No. 5

LOT 2- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.120 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 280 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.97 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

### LOT 2- CONTROLLED

Hyd. No. 5 -- 1 Year





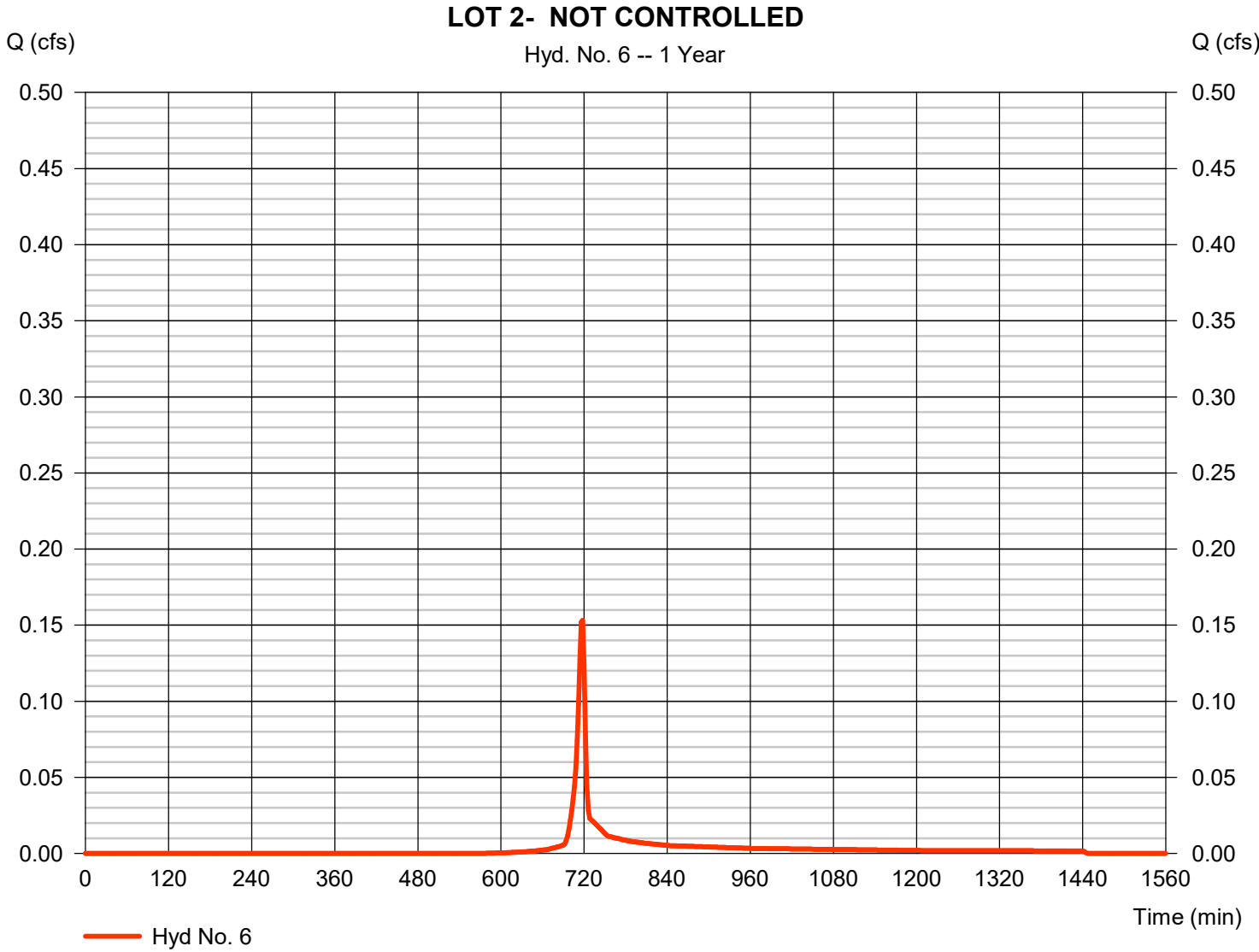
# Hydrograph Report

## Hyd. No. 6

LOT 2- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.153 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 307 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.97 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

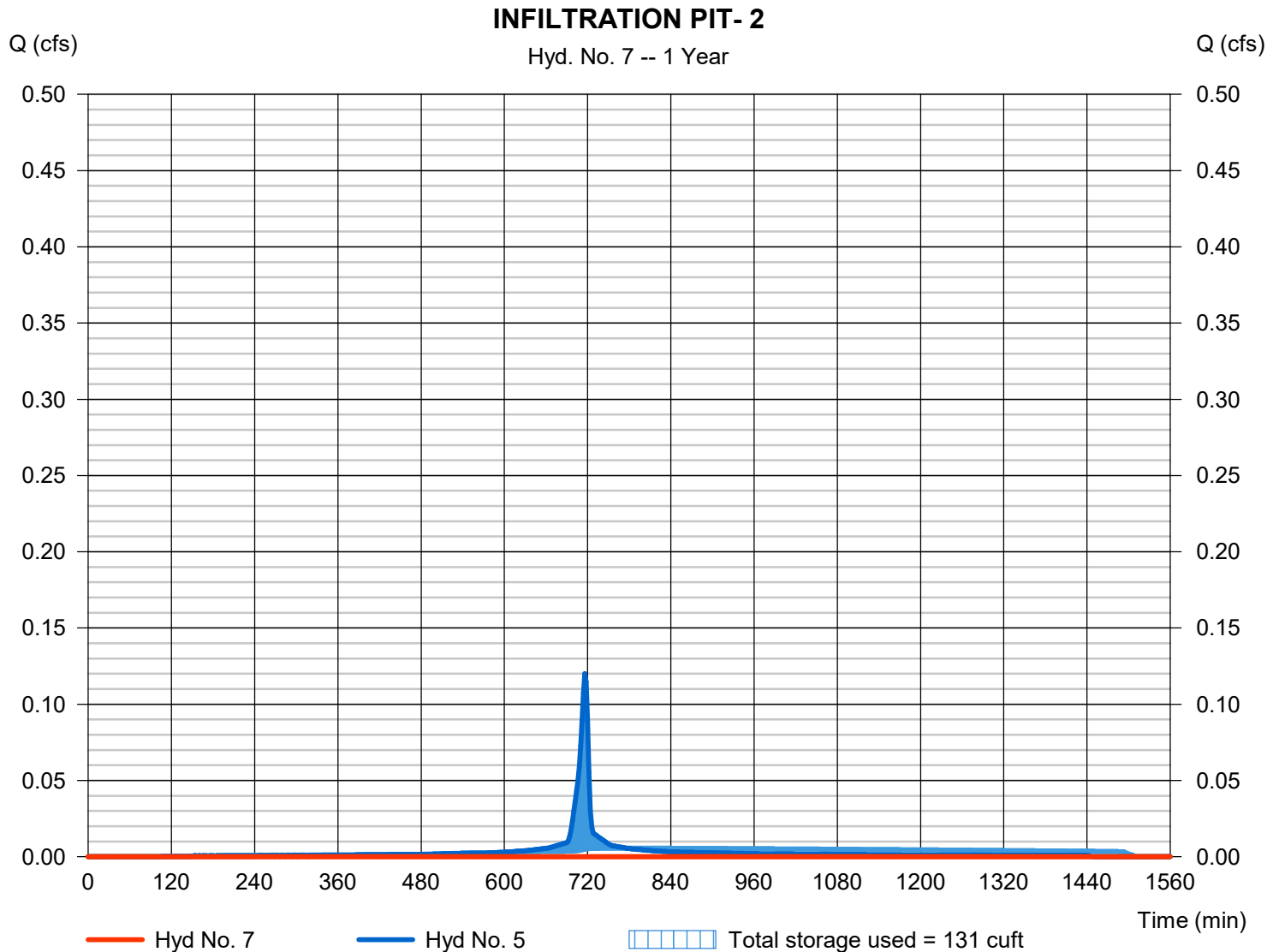
Saturday, 11 / 23 / 2024

## Hyd. No. 7

### INFILTRATION PIT- 2

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 1 yrs	Time to peak	= 1164 min
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 5 - LOT 2- CONTROLLED	Max. Elevation	= 95.43 ft
Reservoir name	= INFILTRATION PIT - LOT 2	Max. Storage	= 131 cuft

Storage Indication method used. Exfiltration extracted from Outflow.





## Pond No. 2 - INFILTRATION PIT - LOT 2

### Pond Data

**UG Chambers** -Invert elev. = 94.50 ft, Rise x Span = 2.50 x 2.50 ft, Barrel Len = 20.00 ft, No. Barrels = 2, Slope = 0.00%, Headers = No  
**Encasement** -Invert elev. = 94.00 ft, Width = 4.00 ft, Height = 3.50 ft, Voids = 40.00%

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	94.00	n/a	0	0
0.35	94.35	n/a	22	22
0.70	94.70	n/a	27	49
1.05	95.05	n/a	37	86
1.40	95.40	n/a	41	128
1.75	95.75	n/a	43	171
2.10	96.10	n/a	43	214
2.45	96.45	n/a	41	255
2.80	96.80	n/a	37	293
3.15	97.15	n/a	27	319
3.50	97.50	n/a	22	342

### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 4.00	3.00	0.00	Inactive
Span (in)	= 4.00	3.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 94.00	96.50	0.00	390.50
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .011	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 25.00	0.00	0.00	0.00
Crest El. (ft)	= 97.25	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.880 (by Wet area)			
TW Elev. (ft)	= 0.00			

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

### Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	94.00	0.00	0.00	---	---	0.00	---	---	---	0.000	---	0.000
0.04	2	94.04	0.00	0.00	---	---	0.00	---	---	---	0.003	---	0.003
0.07	4	94.07	0.00	0.00	---	---	0.00	---	---	---	0.003	---	0.003
0.11	7	94.11	0.00	0.00	---	---	0.00	---	---	---	0.003	---	0.003
0.14	9	94.14	0.00	0.00	---	---	0.00	---	---	---	0.003	---	0.003
0.17	11	94.18	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.21	13	94.21	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.24	16	94.25	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.28	18	94.28	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.31	20	94.32	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.35	22	94.35	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.38	25	94.39	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.42	28	94.42	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.45	30	94.46	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.49	33	94.49	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.52	36	94.53	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.56	39	94.56	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.60	41	94.60	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.63	44	94.63	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.67	47	94.67	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.70	49	94.70	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.74	53	94.74	0.00	0.00	---	---	0.00	---	---	---	0.004	---	0.004
0.77	57	94.77	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
0.80	60	94.81	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
0.84	64	94.84	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
0.87	68	94.88	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
0.91	72	94.91	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
0.94	75	94.95	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
0.98	79	94.98	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.01	83	95.02	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.05	86	95.05	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.08	91	95.09	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005

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INFILTRATION PIT - LOT 2

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.12	95	95.12	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.15	99	95.16	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.19	103	95.19	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.22	107	95.23	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.26	111	95.26	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.29	115	95.30	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.33	120	95.33	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.36	124	95.37	0.00	0.00	---	---	0.00	---	---	---	0.005	---	0.005
1.40	128	95.40	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.43	132	95.44	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.47	136	95.47	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.50	141	95.51	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.54	145	95.54	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.57	149	95.58	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.61	154	95.61	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.64	158	95.65	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.68	162	95.68	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.71	167	95.72	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.75	171	95.75	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.78	175	95.79	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.82	180	95.82	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.85	184	95.86	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.89	188	95.89	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.92	193	95.93	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.96	197	95.96	0.00	0.00	---	---	0.00	---	---	---	0.006	---	0.006
1.99	201	96.00	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.03	205	96.03	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.06	210	96.07	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.10	214	96.10	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.13	218	96.14	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.17	222	96.17	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.21	227	96.21	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.24	231	96.24	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.28	235	96.28	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.31	239	96.31	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.35	243	96.35	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.38	247	96.38	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.42	251	96.42	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.45	255	96.45	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.48	259	96.49	0.00	0.00	---	---	0.00	---	---	---	0.007	---	0.007
2.52	263	96.52	0.00	0.00 ic	---	---	0.00	---	---	---	0.007	---	0.008
2.56	267	96.56	0.00	0.01 ic	---	---	0.00	---	---	---	0.007	---	0.014
2.59	270	96.59	0.00	0.02 ic	---	---	0.00	---	---	---	0.007	---	0.024
2.63	274	96.63	0.00	0.03 ic	---	---	0.00	---	---	---	0.008	---	0.037
2.66	278	96.66	0.00	0.05 ic	---	---	0.00	---	---	---	0.008	---	0.053
2.70	281	96.70	0.00	0.06 ic	---	---	0.00	---	---	---	0.008	---	0.069
2.73	285	96.73	0.00	0.08 ic	---	---	0.00	---	---	---	0.008	---	0.085
2.77	289	96.77	0.00	0.09 ic	---	---	0.00	---	---	---	0.008	---	0.096
2.80	293	96.80	0.00	0.10 ic	---	---	0.00	---	---	---	0.008	---	0.107
2.83	295	96.84	0.00	0.11 ic	---	---	0.00	---	---	---	0.008	---	0.116
2.87	298	96.87	0.00	0.12 ic	---	---	0.00	---	---	---	0.008	---	0.125
2.90	301	96.91	0.00	0.13 ic	---	---	0.00	---	---	---	0.008	---	0.133
2.94	303	96.94	0.00	0.13 ic	---	---	0.00	---	---	---	0.008	---	0.141
2.98	306	96.98	0.00	0.14 ic	---	---	0.00	---	---	---	0.008	---	0.148
3.01	309	97.01	0.00	0.15 ic	---	---	0.00	---	---	---	0.008	---	0.155
3.05	311	97.05	0.00	0.15 ic	---	---	0.00	---	---	---	0.008	---	0.161
3.08	314	97.08	0.00	0.16 ic	---	---	0.00	---	---	---	0.008	---	0.168
3.12	317	97.12	0.00	0.17 ic	---	---	0.00	---	---	---	0.008	---	0.174
3.15	319	97.15	0.00	0.17 ic	---	---	0.00	---	---	---	0.008	---	0.180
3.18	322	97.19	0.00	0.18 ic	---	---	0.00	---	---	---	0.008	---	0.185
3.22	324	97.22	0.00	0.18 ic	---	---	0.00	---	---	---	0.009	---	0.191
3.25	326	97.26	0.03 ic	0.19 ic	---	---	0.03	---	---	---	0.009	---	0.226
3.29	328	97.29	0.42 oc	0.19 ic	---	---	0.42 s	---	---	---	0.009	---	0.620
3.33	331	97.33	0.42 oc	0.20 ic	---	---	0.41 s	---	---	---	0.009	---	0.615
3.36	333	97.36	0.42 oc	0.20 ic	---	---	0.42 s	---	---	---	0.009	---	0.631
3.40	335	97.40	0.42 oc	0.21 ic	---	---	0.37 s	---	---	---	0.009	---	0.585
3.43	337	97.43	0.43 oc	0.21 ic	---	---	0.31 s	---	---	---	0.009	---	0.527
3.47	340	97.47	0.43 oc	0.22 ic	---	---	0.40 s	---	---	---	0.009	---	0.621
3.50	342	97.50	0.43 oc	0.22 ic	---	---	0.34 s	---	---	---	0.009	---	0.566

...End



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.487	2	718	974	-----	-----	-----	PRE CONDITIONS
2	SCS Runoff	0.146	2	716	343	-----	-----	-----	LOT 1- CONTROLLED
3	SCS Runoff	0.210	2	716	424	-----	-----	-----	LOT 1- NOT CONTROLLED
4	Reservoir	0.000	2	1326	0	2	96.72	167	INFILTRATION PIT- 1
5	SCS Runoff	0.146	2	716	343	-----	-----	-----	LOT 2- CONTROLLED
6	SCS Runoff	0.210	2	716	424	-----	-----	-----	LOT 2- NOT CONTROLLED
7	Reservoir	0.000	2	1326	0	5	95.72	167	INFILTRATION PIT- 2



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

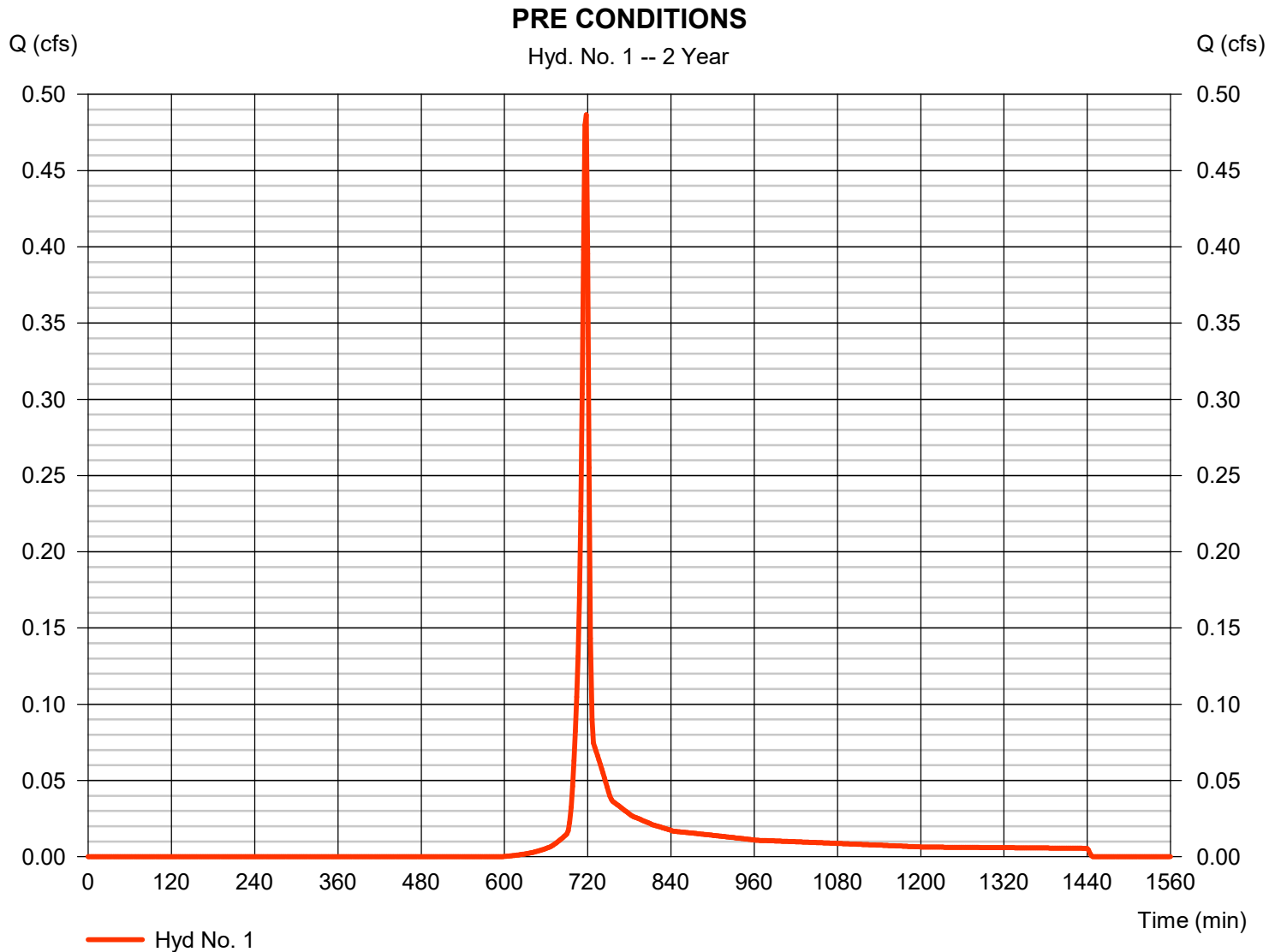
Saturday, 11 / 23 / 2024

## Hyd. No. 1

### PRE CONDITIONS

Hydrograph type	= SCS Runoff	Peak discharge	= 0.487 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 974 cuft
Drainage area	= 0.200 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.59 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.160 x 71) + (0.040 x 98)] / 0.200





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Saturday, 11 / 23 / 2024

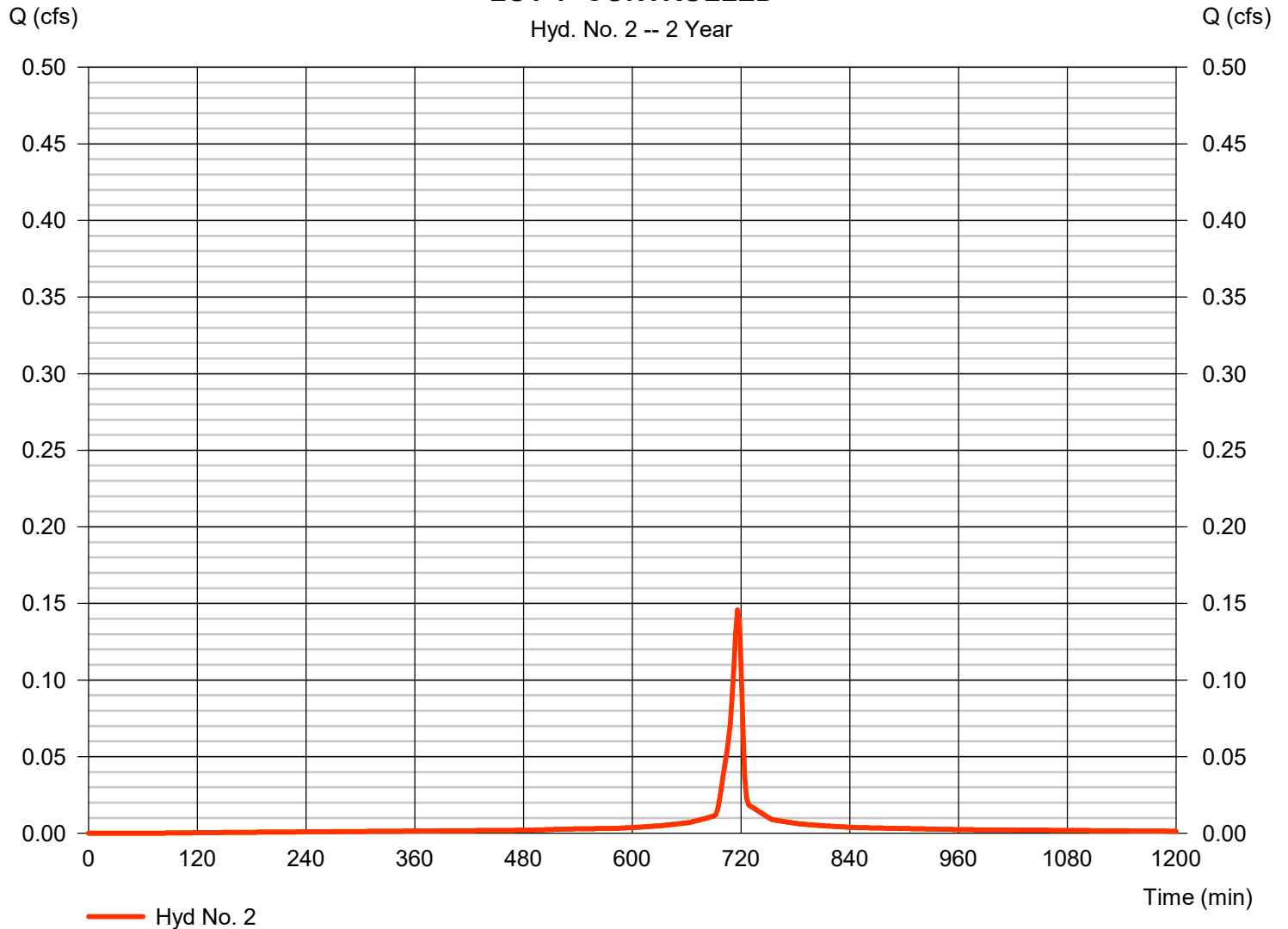
## Hyd. No. 2

LOT 1- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.146 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 343 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.59 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

### LOT 1- CONTROLLED

Hyd. No. 2 -- 2 Year





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Saturday, 11 / 23 / 2024

## Hyd. No. 3

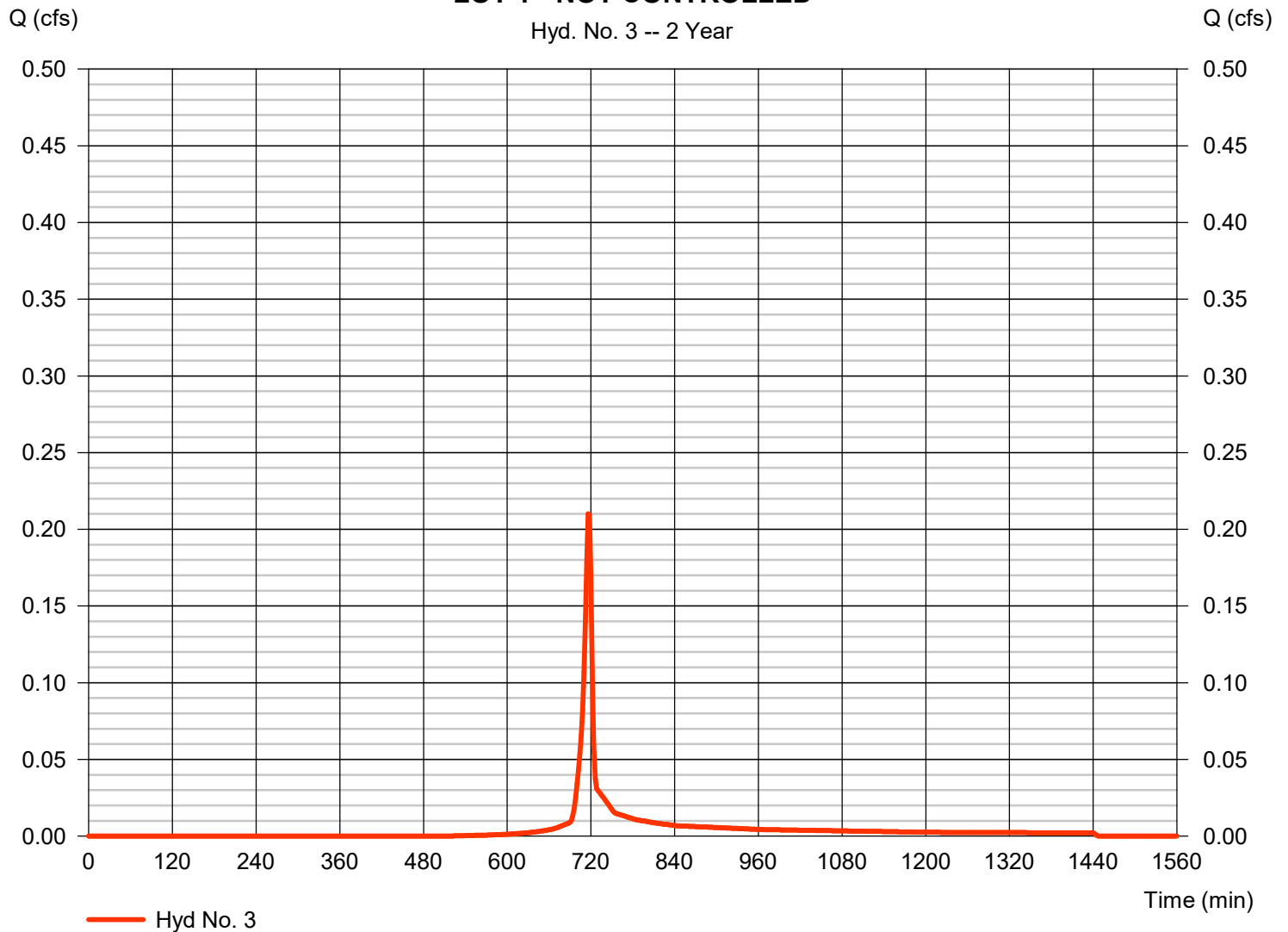
LOT 1- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.210 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 424 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.59 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070

### LOT 1- NOT CONTROLLED

Hyd. No. 3 -- 2 Year





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

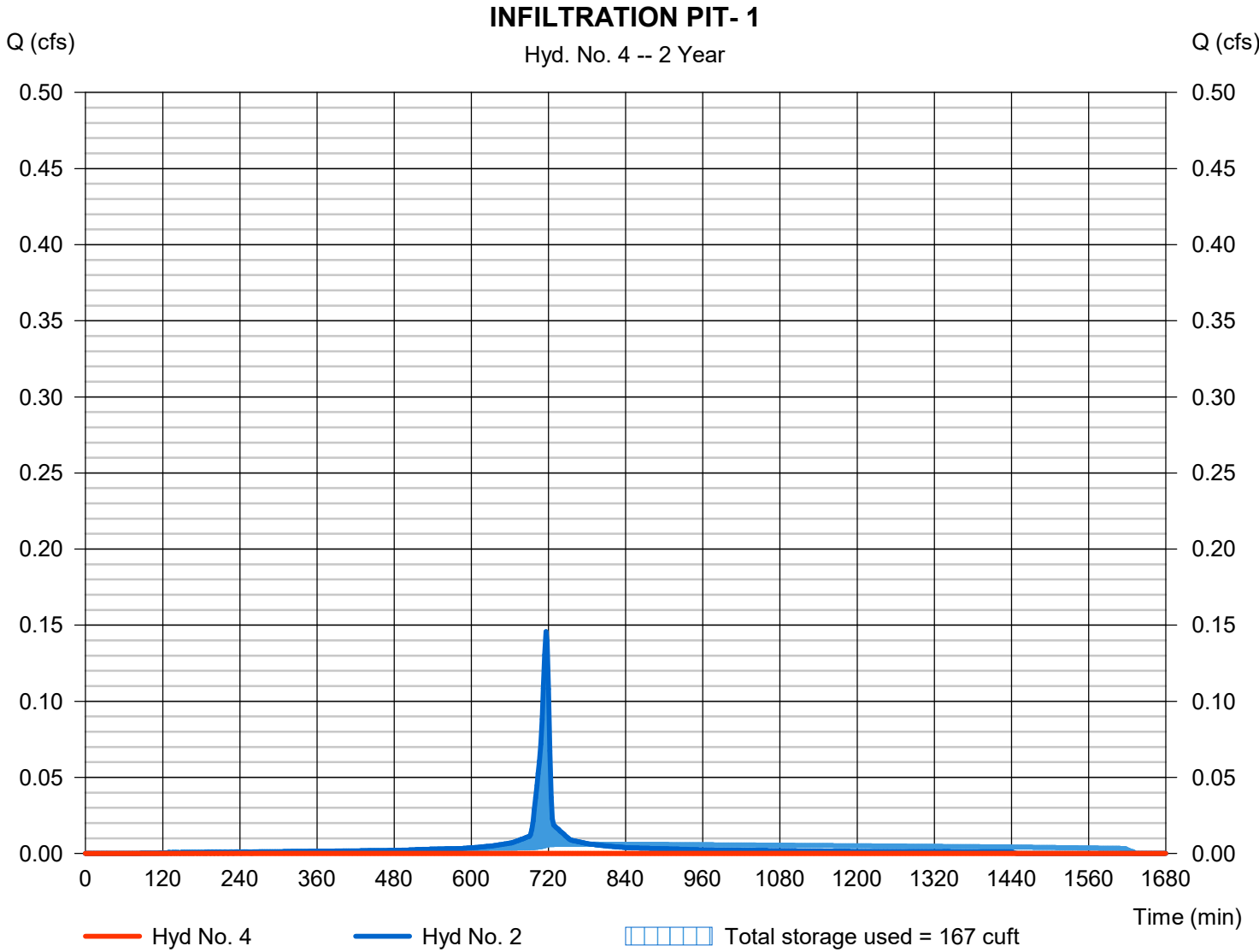
Saturday, 11 / 23 / 2024

## Hyd. No. 4

### INFILTRATION PIT- 1

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 2 yrs	Time to peak	= 1326 min
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 2 - LOT 1- CONTROLLED	Max. Elevation	= 96.72 ft
Reservoir name	= INFILTRATION PIT - LOT 1	Max. Storage	= 167 cuft

Storage Indication method used. Exfiltration extracted from Outflow.





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Saturday, 11 / 23 / 2024

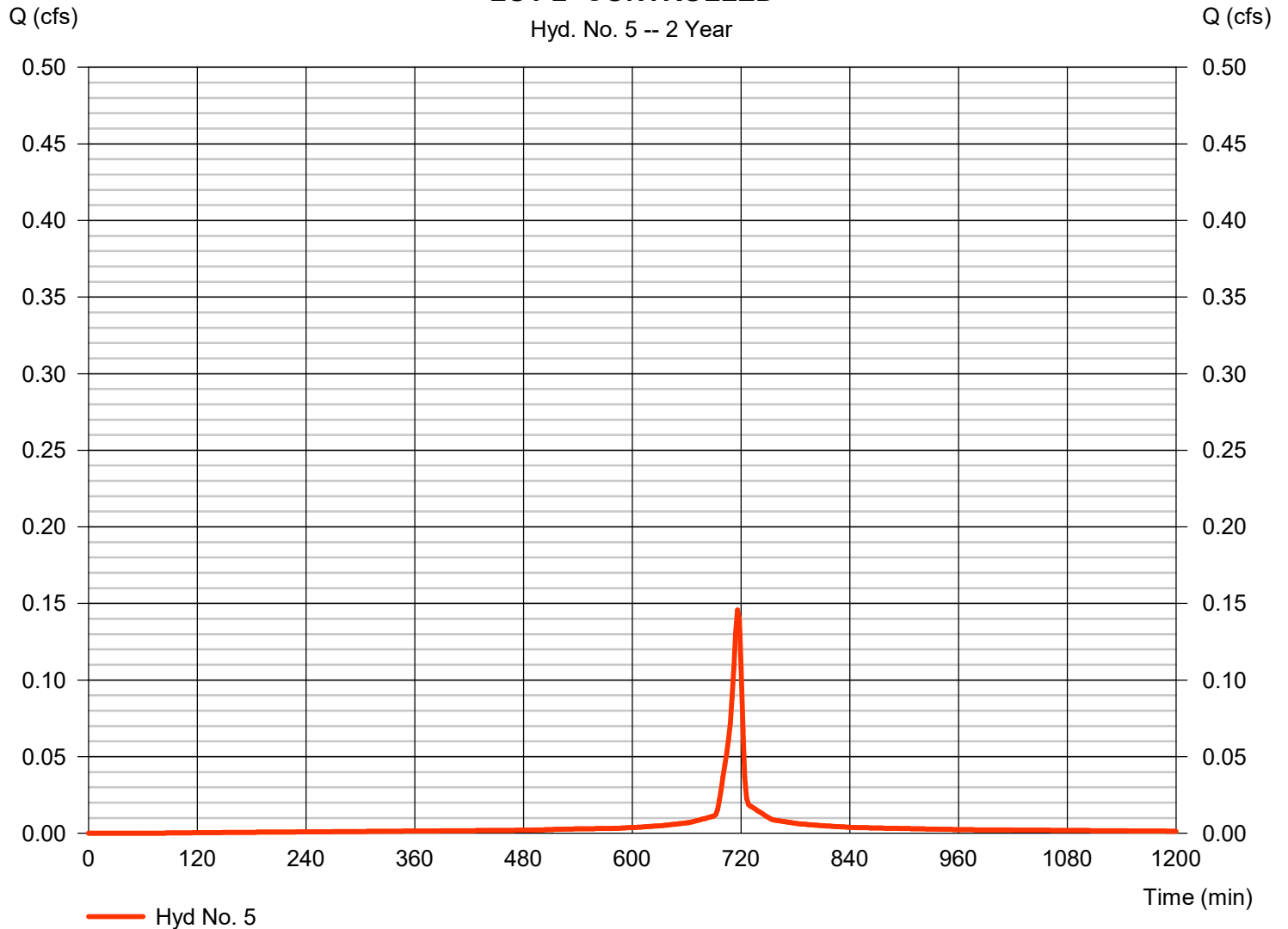
## Hyd. No. 5

LOT 2- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.146 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 343 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.59 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

### LOT 2- CONTROLLED

Hyd. No. 5 -- 2 Year





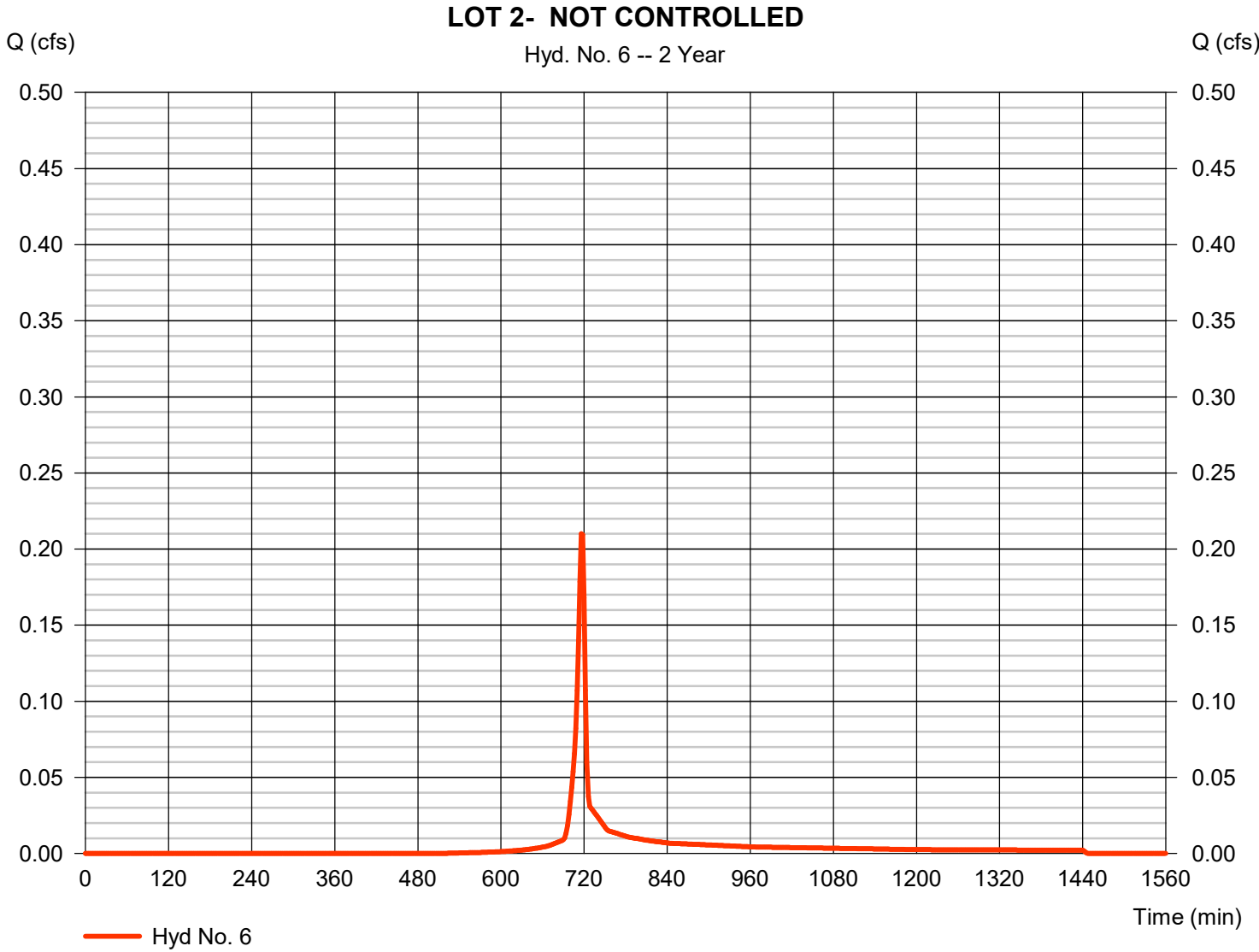
# Hydrograph Report

## Hyd. No. 6

LOT 2- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.210 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 424 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.59 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

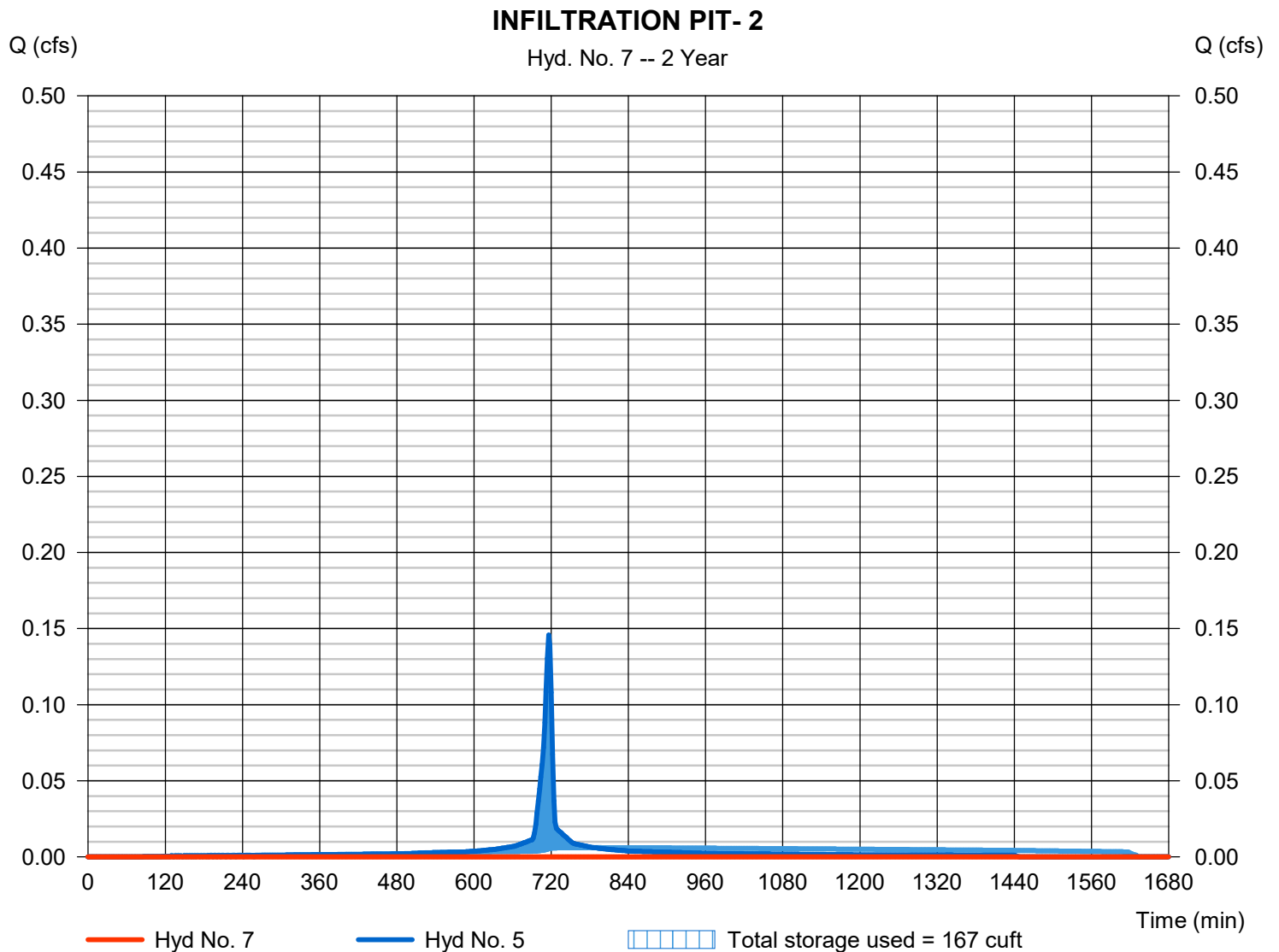
Saturday, 11 / 23 / 2024

## Hyd. No. 7

### INFILTRATION PIT- 2

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 2 yrs	Time to peak	= 1326 min
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 5 - LOT 2- CONTROLLED	Max. Elevation	= 95.72 ft
Reservoir name	= INFILTRATION PIT - LOT 2	Max. Storage	= 167 cuft

Storage Indication method used. Exfiltration extracted from Outflow.





# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.718	2	718	1,450	----	----	----	PRE CONDITIONS
2	SCS Runoff	0.183	2	716	435	----	----	----	LOT 1- CONTROLLED
3	SCS Runoff	0.299	2	716	607	----	----	----	LOT 1- NOT CONTROLLED
4	Reservoir	0.000	2	1526	0	2	97.16	222	INFILTRATION PIT- 1
5	SCS Runoff	0.183	2	716	435	----	----	----	LOT 2- CONTROLLED
6	SCS Runoff	0.299	2	716	607	----	----	----	LOT 2- NOT CONTROLLED
7	Reservoir	0.000	2	1526	0	5	96.16	222	INFILTRATION PIT- 2
440-E9TH Avenue-2024-11-23.gpw					Return Period: 5 Year			Saturday, 11 / 23 / 2024	

# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

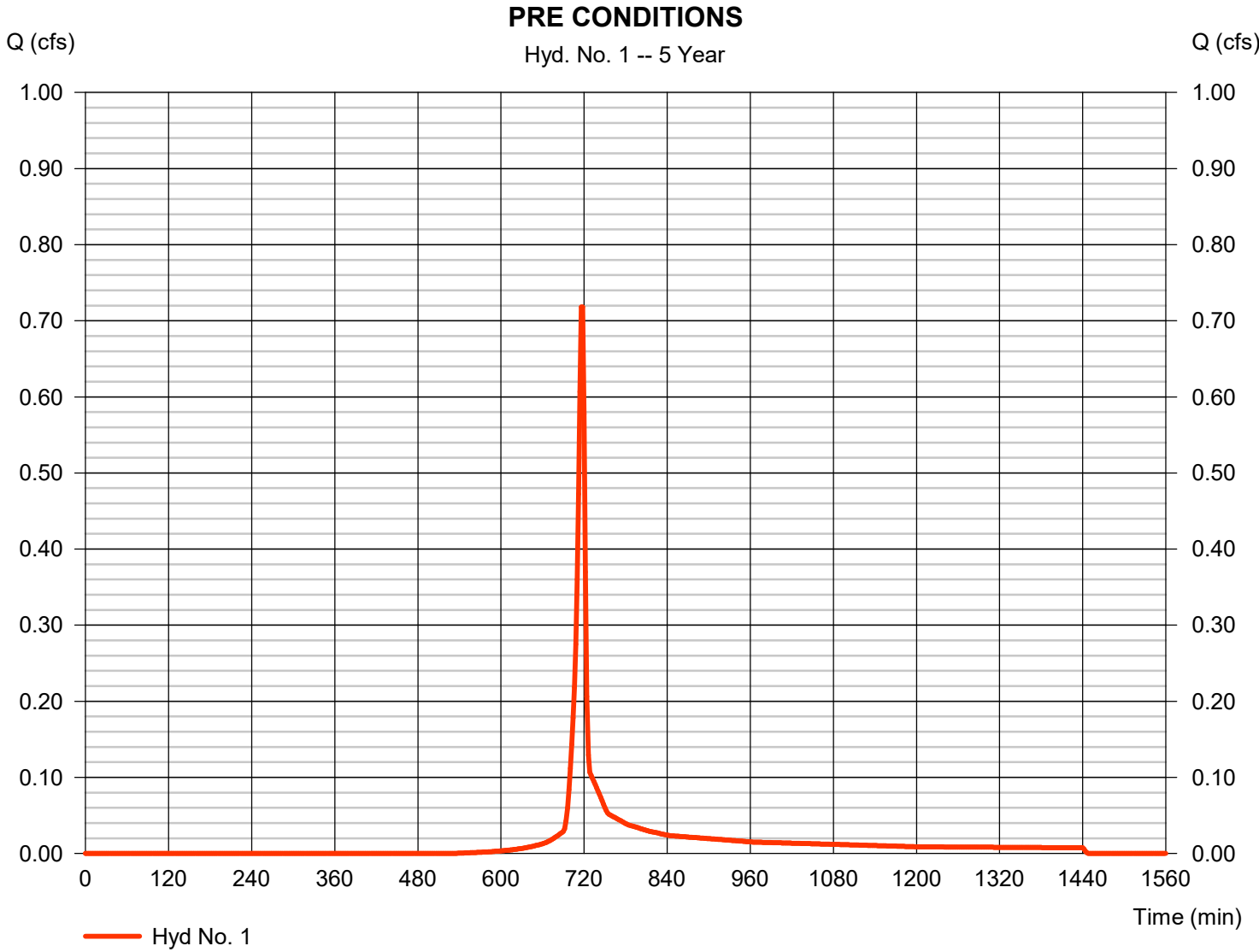
Saturday, 11 / 23 / 2024

## Hyd. No. 1

### PRE CONDITIONS

Hydrograph type	= SCS Runoff	Peak discharge	= 0.718 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 1,450 cuft
Drainage area	= 0.200 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.50 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.160 x 71) + (0.040 x 98)] / 0.200





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Saturday, 11 / 23 / 2024

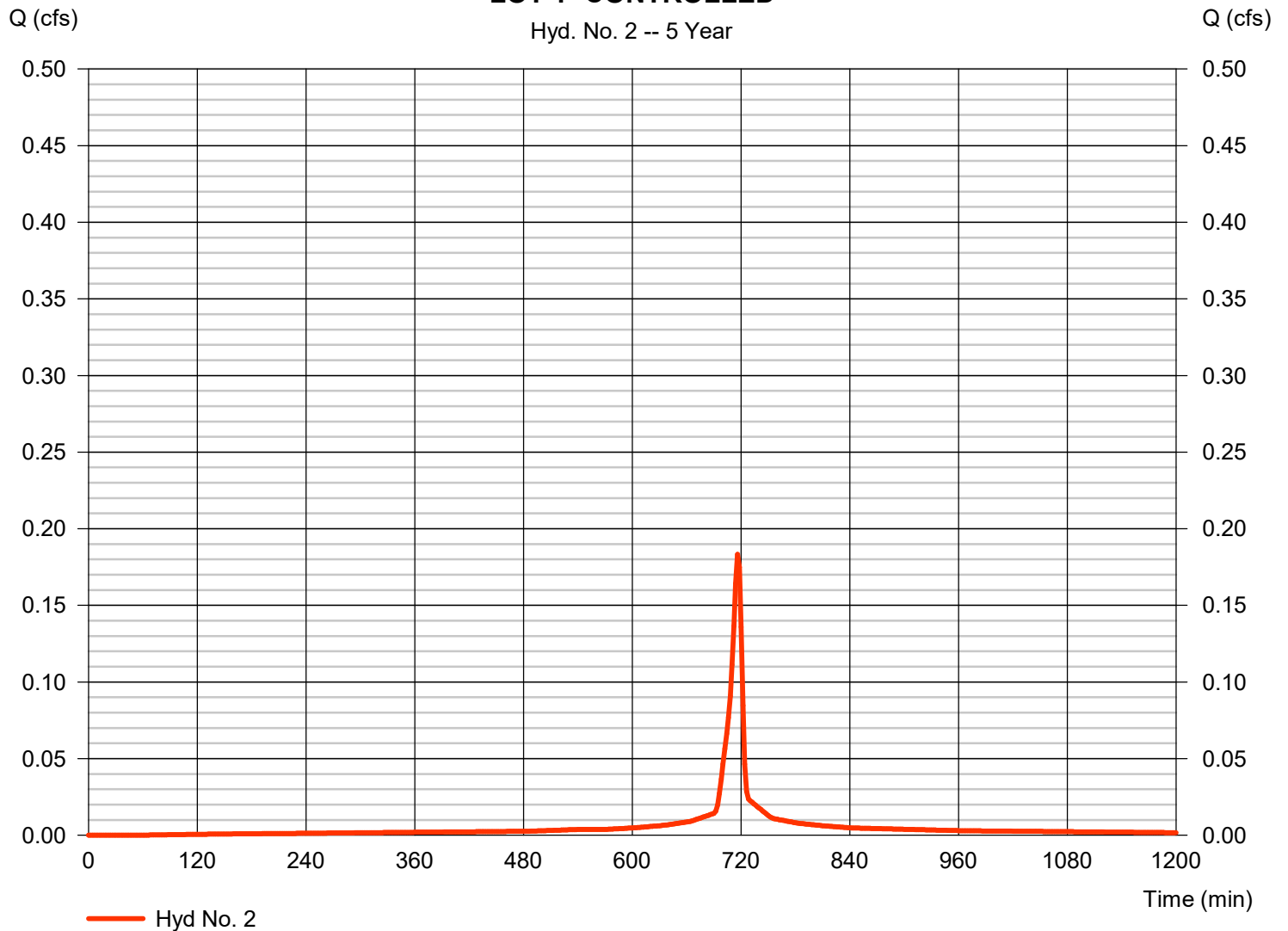
## Hyd. No. 2

LOT 1- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.183 cfs
Storm frequency	= 5 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 435 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.50 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

### LOT 1- CONTROLLED

Hyd. No. 2 -- 5 Year



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

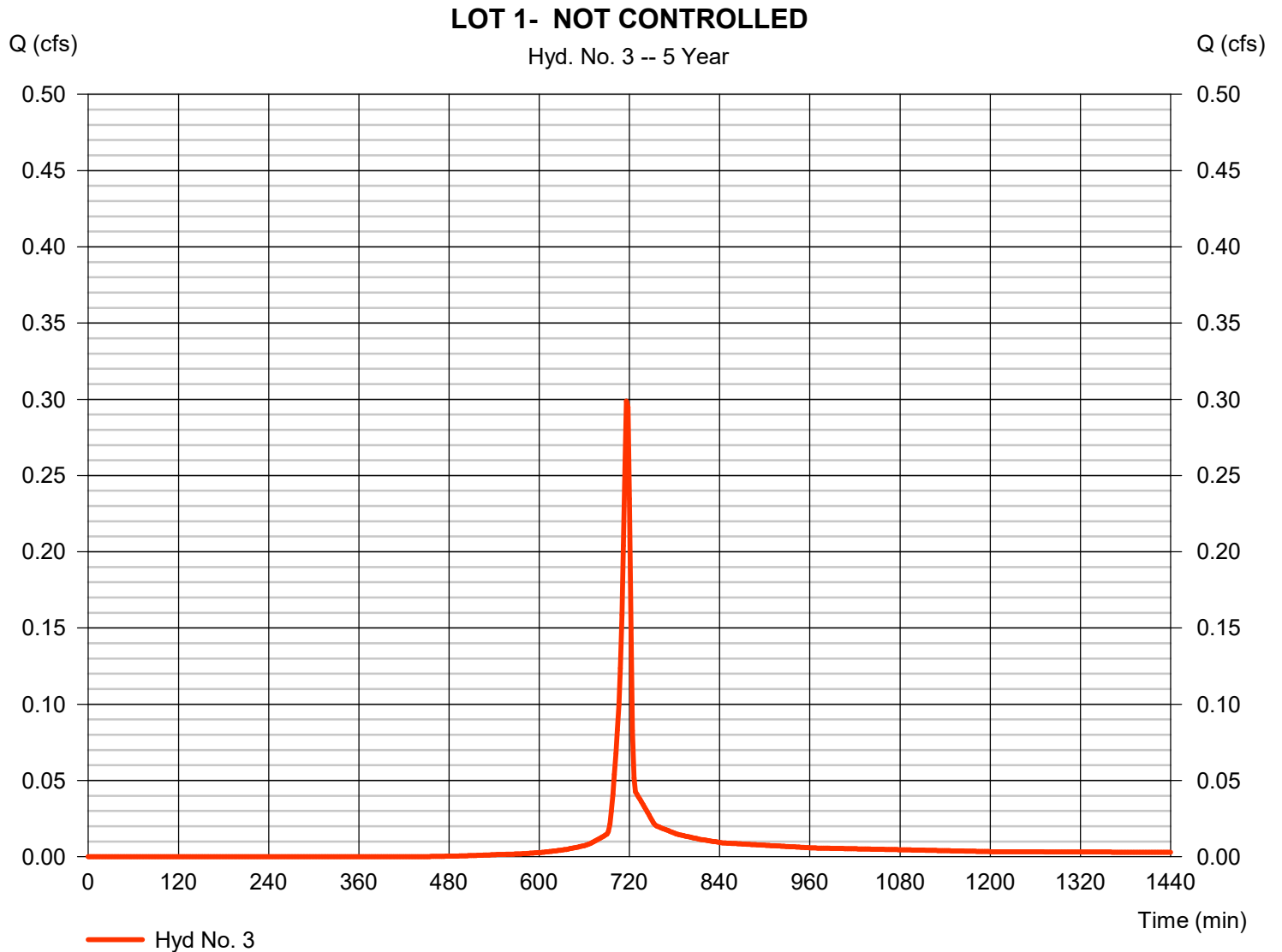
Saturday, 11 / 23 / 2024

## Hyd. No. 3

LOT 1- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.299 cfs
Storm frequency	= 5 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 607 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.50 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

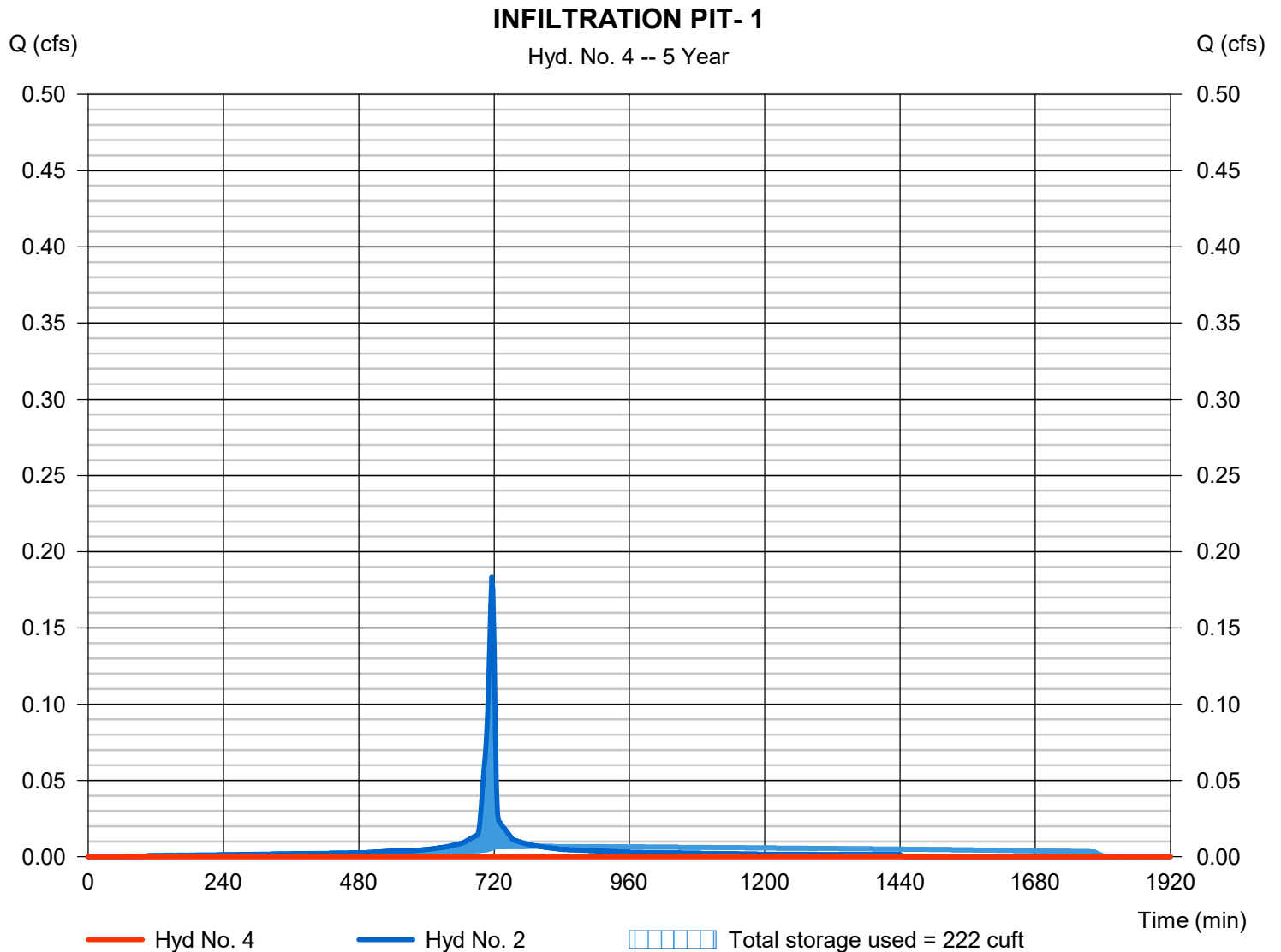
Saturday, 11 / 23 / 2024

## Hyd. No. 4

### INFILTRATION PIT- 1

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 5 yrs	Time to peak	= 1526 min
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 2 - LOT 1- CONTROLLED	Max. Elevation	= 97.16 ft
Reservoir name	= INFILTRATION PIT - LOT 1	Max. Storage	= 222 cuft

Storage Indication method used. Exfiltration extracted from Outflow.

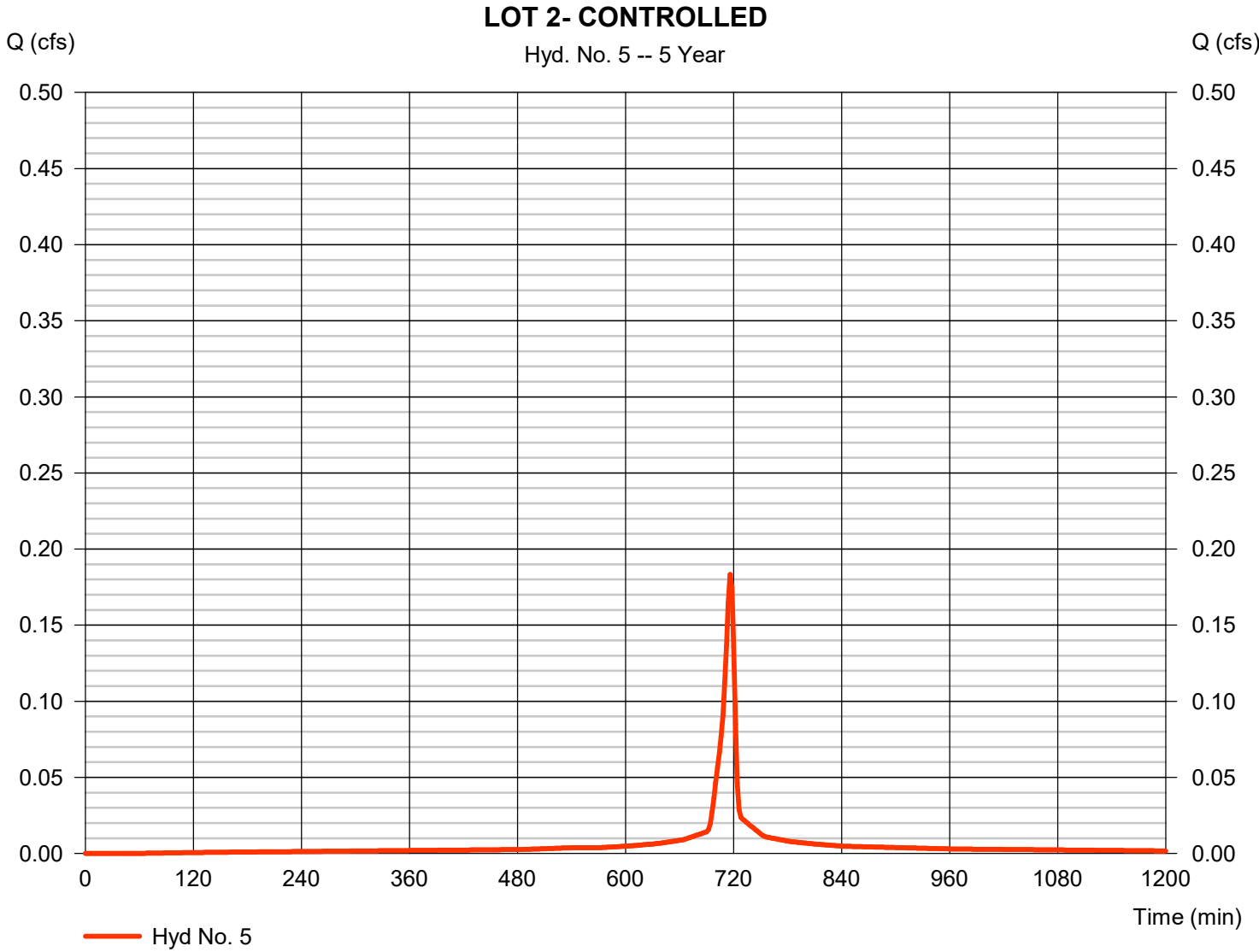


# Hydrograph Report

## Hyd. No. 5

### LOT 2- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.183 cfs
Storm frequency	= 5 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 435 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.50 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

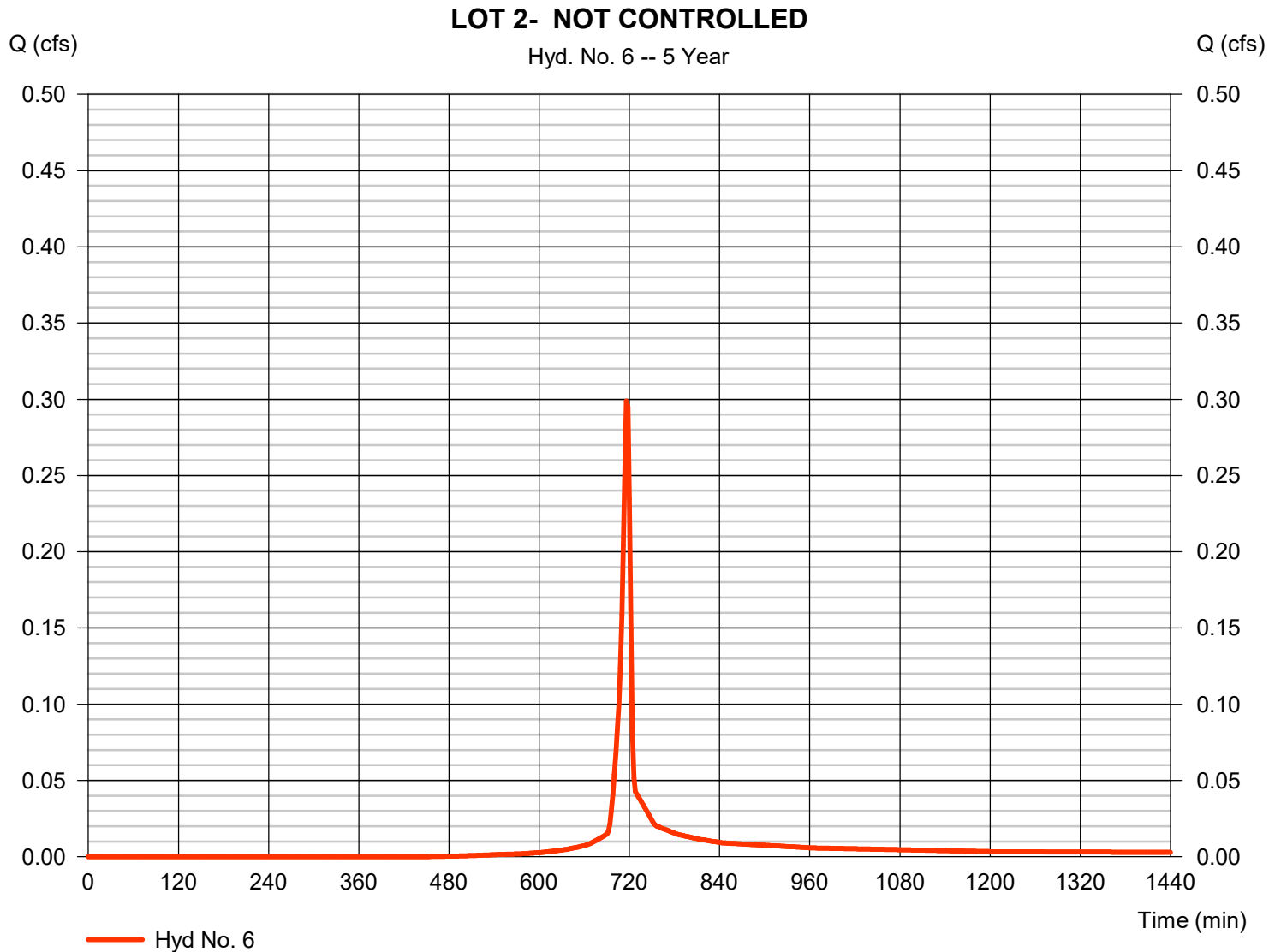
Saturday, 11 / 23 / 2024

## Hyd. No. 6

LOT 2- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.299 cfs
Storm frequency	= 5 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 607 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.50 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

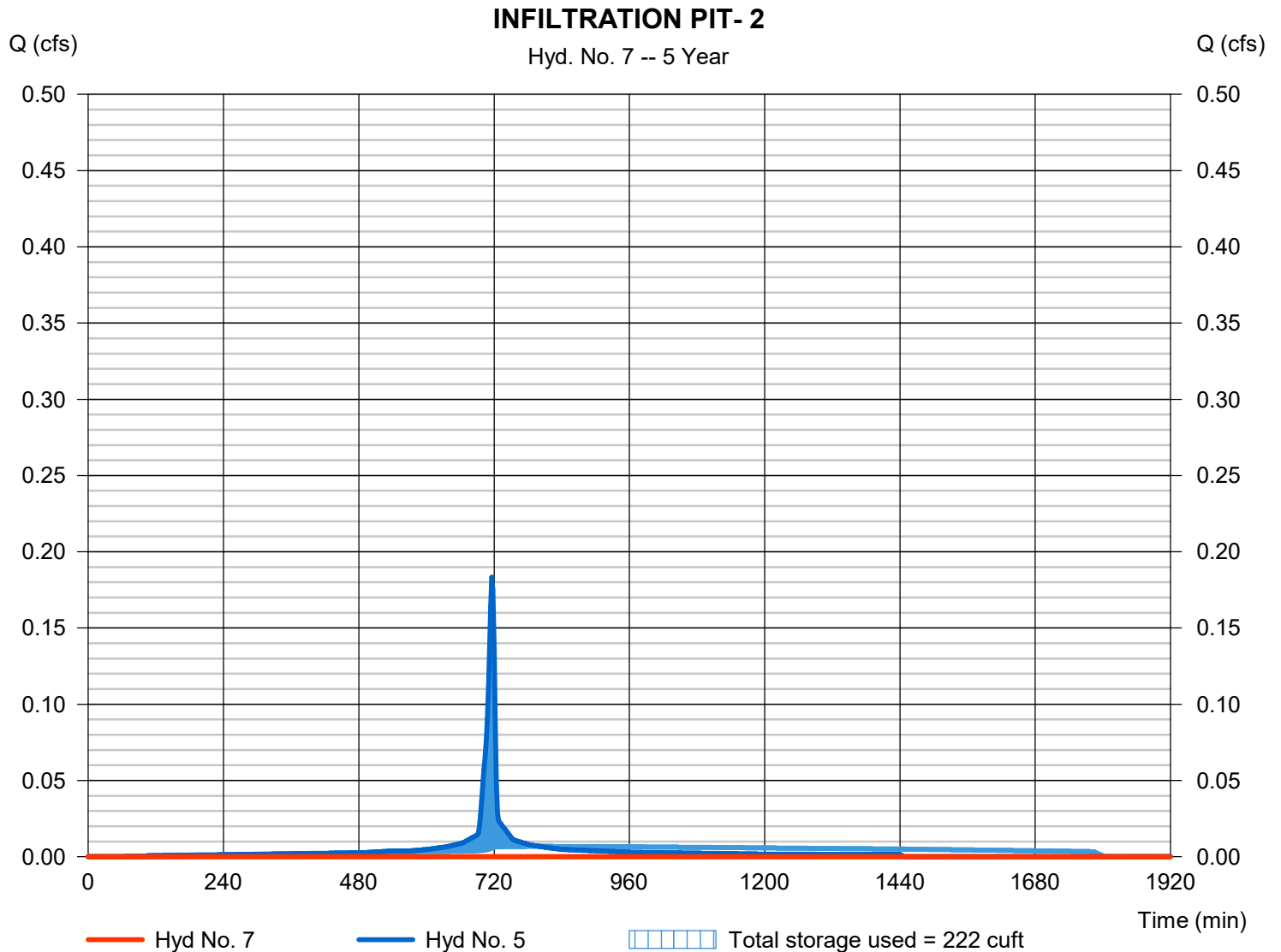
Saturday, 11 / 23 / 2024

## Hyd. No. 7

### INFILTRATION PIT- 2

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 5 yrs	Time to peak	= 1526 min
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 5 - LOT 2- CONTROLLED	Max. Elevation	= 96.16 ft
Reservoir name	= INFILTRATION PIT - LOT 2	Max. Storage	= 222 cuft

Storage Indication method used. Exfiltration extracted from Outflow.





# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.926	2	716	1,873	----	----	----	PRE CONDITIONS
2	SCS Runoff	0.215	2	716	513	----	----	----	LOT 1- CONTROLLED
3	SCS Runoff	0.375	2	716	766	----	----	----	LOT 1- NOT CONTROLLED
4	Reservoir	0.003	2	776	7	2	97.53	264	INFILTRATION PIT- 1
5	SCS Runoff	0.215	2	716	513	----	----	----	LOT 2- CONTROLLED
6	SCS Runoff	0.375	2	716	766	----	----	----	LOT 2- NOT CONTROLLED
7	Reservoir	0.003	2	776	7	5	96.53	264	INFILTRATION PIT- 2
440-E9TH Avenue-2024-11-23.gpw					Return Period: 10 Year			Saturday, 11 / 23 / 2024	

# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

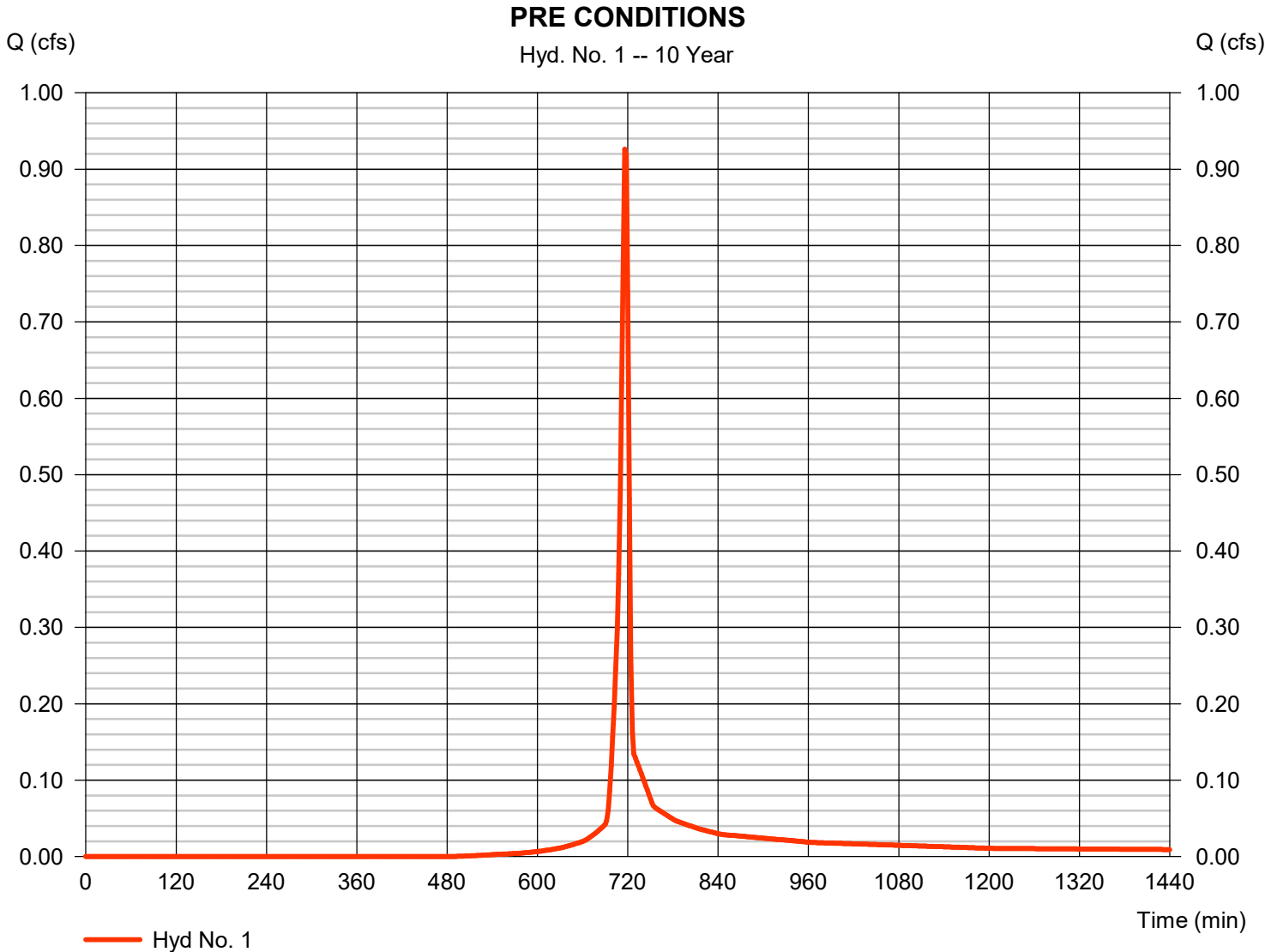
Saturday, 11 / 23 / 2024

## Hyd. No. 1

### PRE CONDITIONS

Hydrograph type	= SCS Runoff	Peak discharge	= 0.926 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 1,873 cuft
Drainage area	= 0.200 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.160 x 71) + (0.040 x 98)] / 0.200



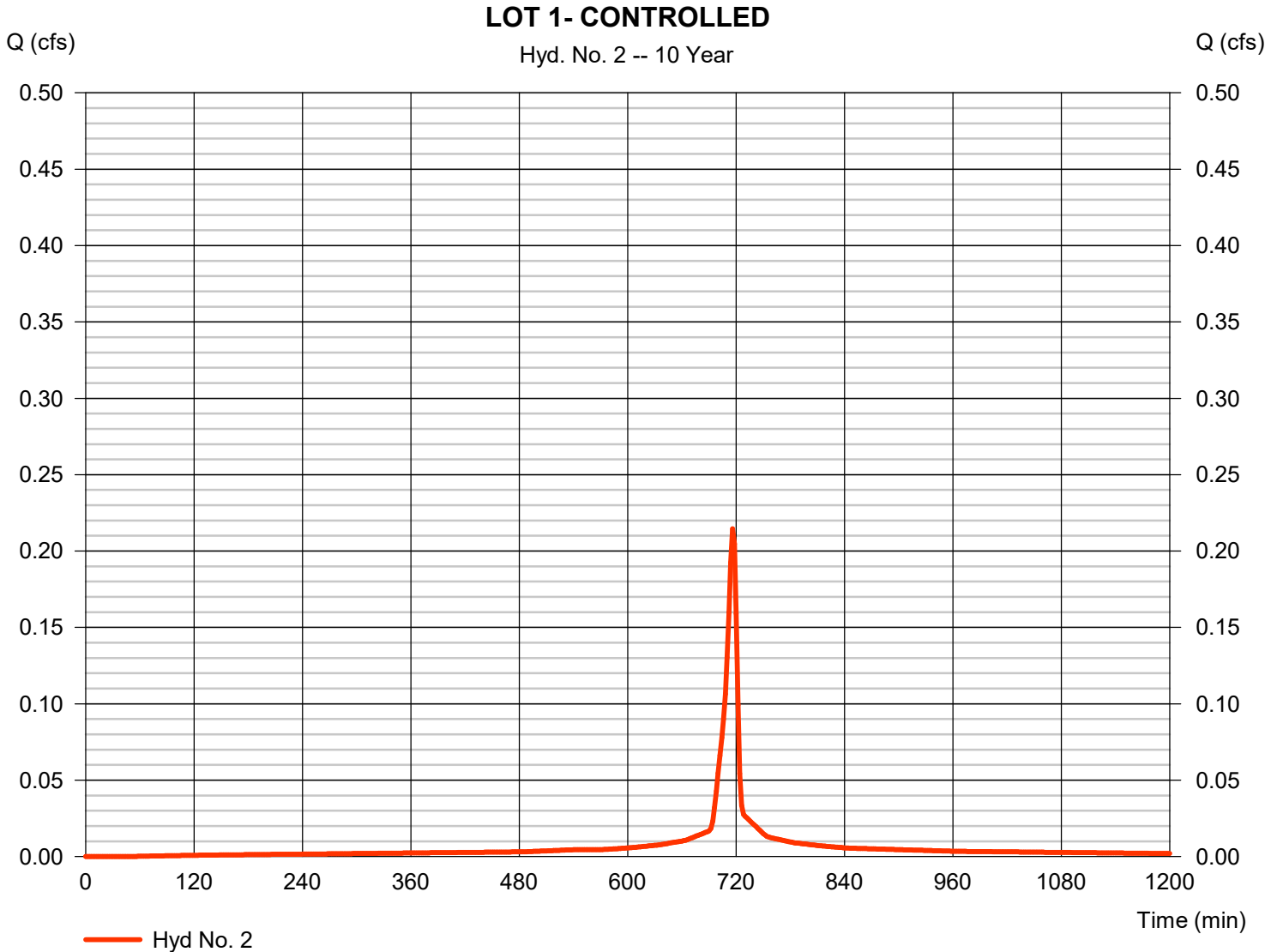


# Hydrograph Report

## Hyd. No. 2

### LOT 1- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.215 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 513 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

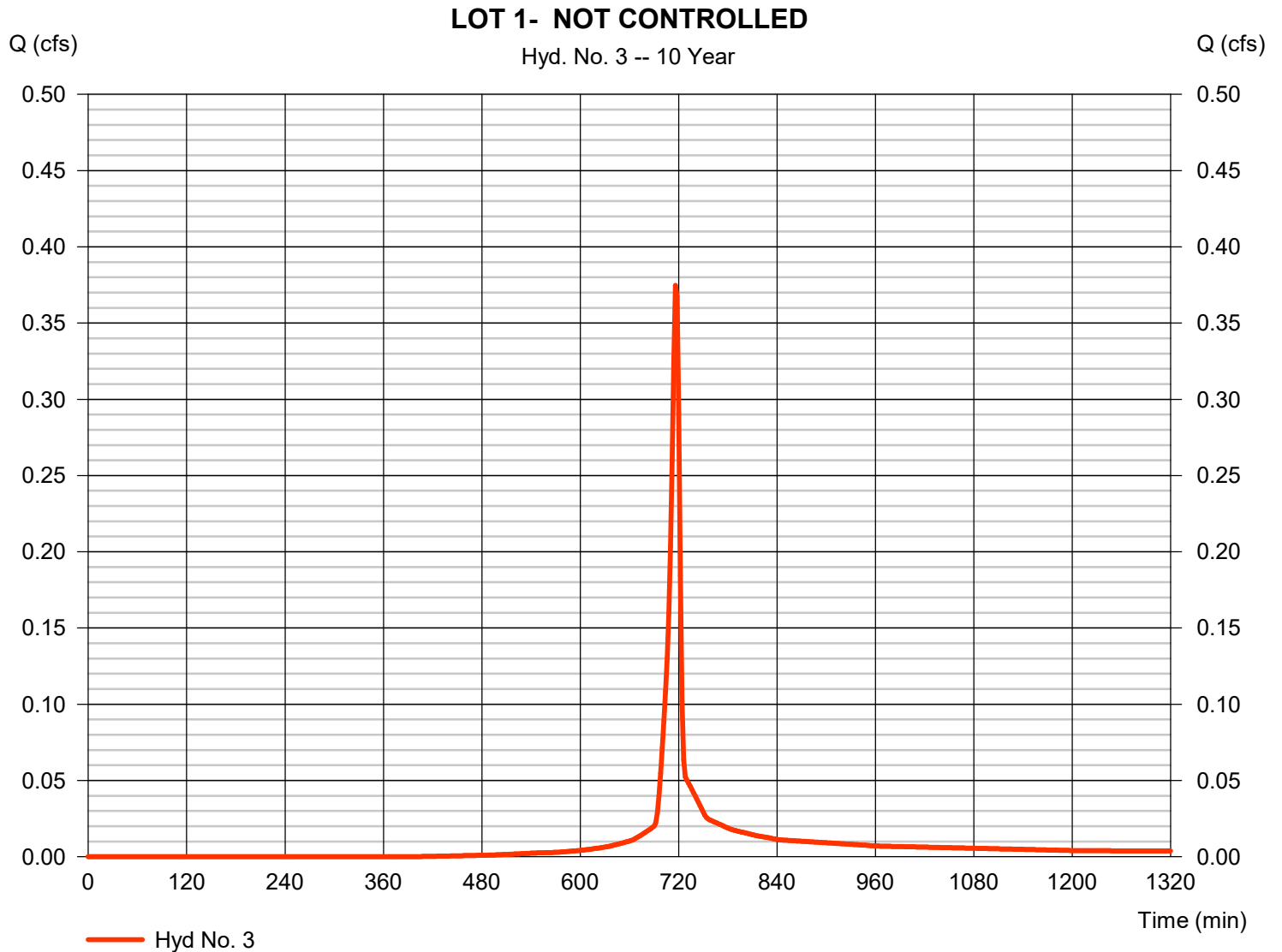
Saturday, 11 / 23 / 2024

## Hyd. No. 3

LOT 1- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.375 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 766 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

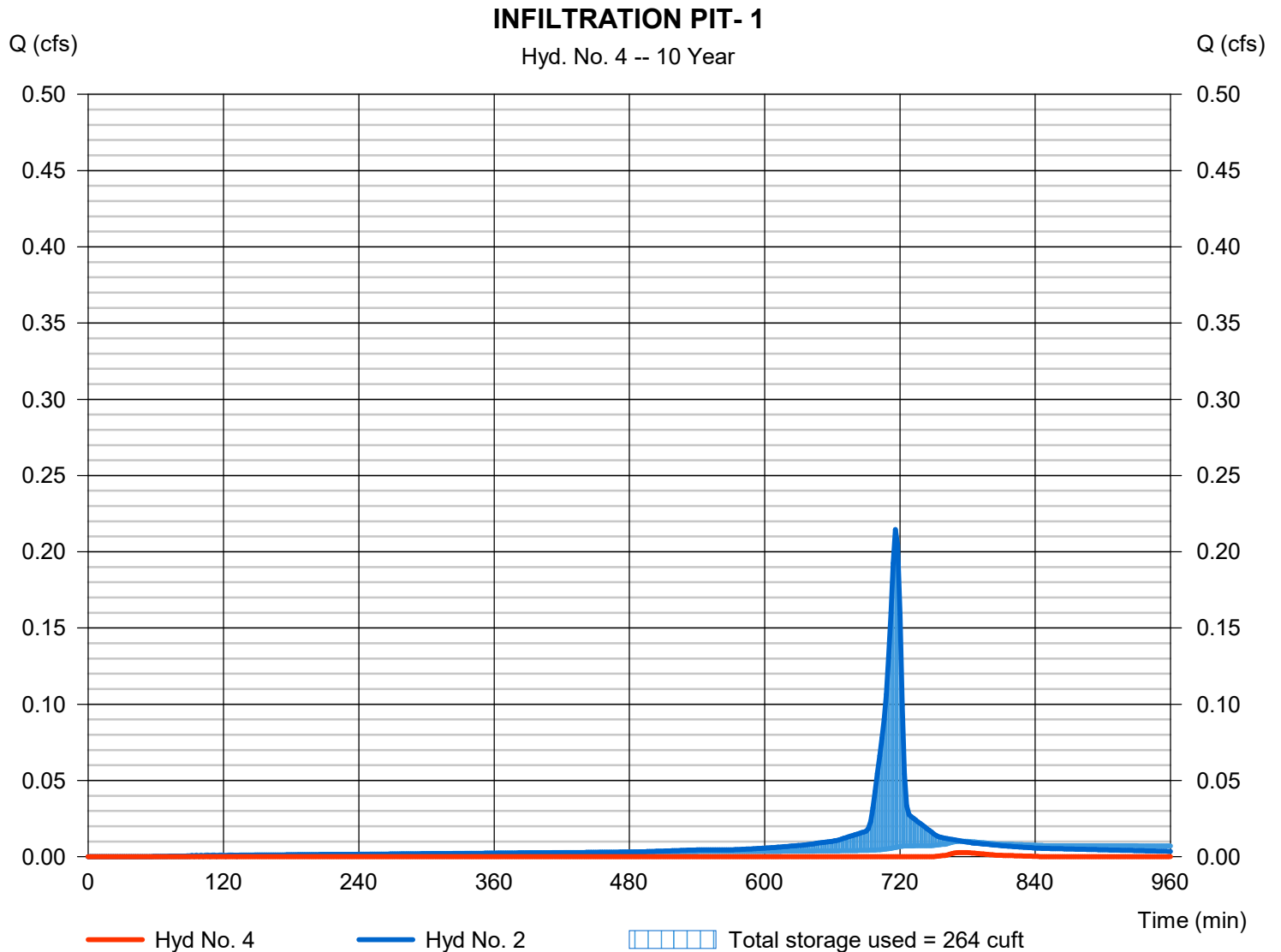
Saturday, 11 / 23 / 2024

## Hyd. No. 4

### INFILTRATION PIT- 1

Hydrograph type	= Reservoir	Peak discharge	= 0.003 cfs
Storm frequency	= 10 yrs	Time to peak	= 776 min
Time interval	= 2 min	Hyd. volume	= 7 cuft
Inflow hyd. No.	= 2 - LOT 1- CONTROLLED	Max. Elevation	= 97.53 ft
Reservoir name	= INFILTRATION PIT - LOT 1	Max. Storage	= 264 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Saturday, 11 / 23 / 2024

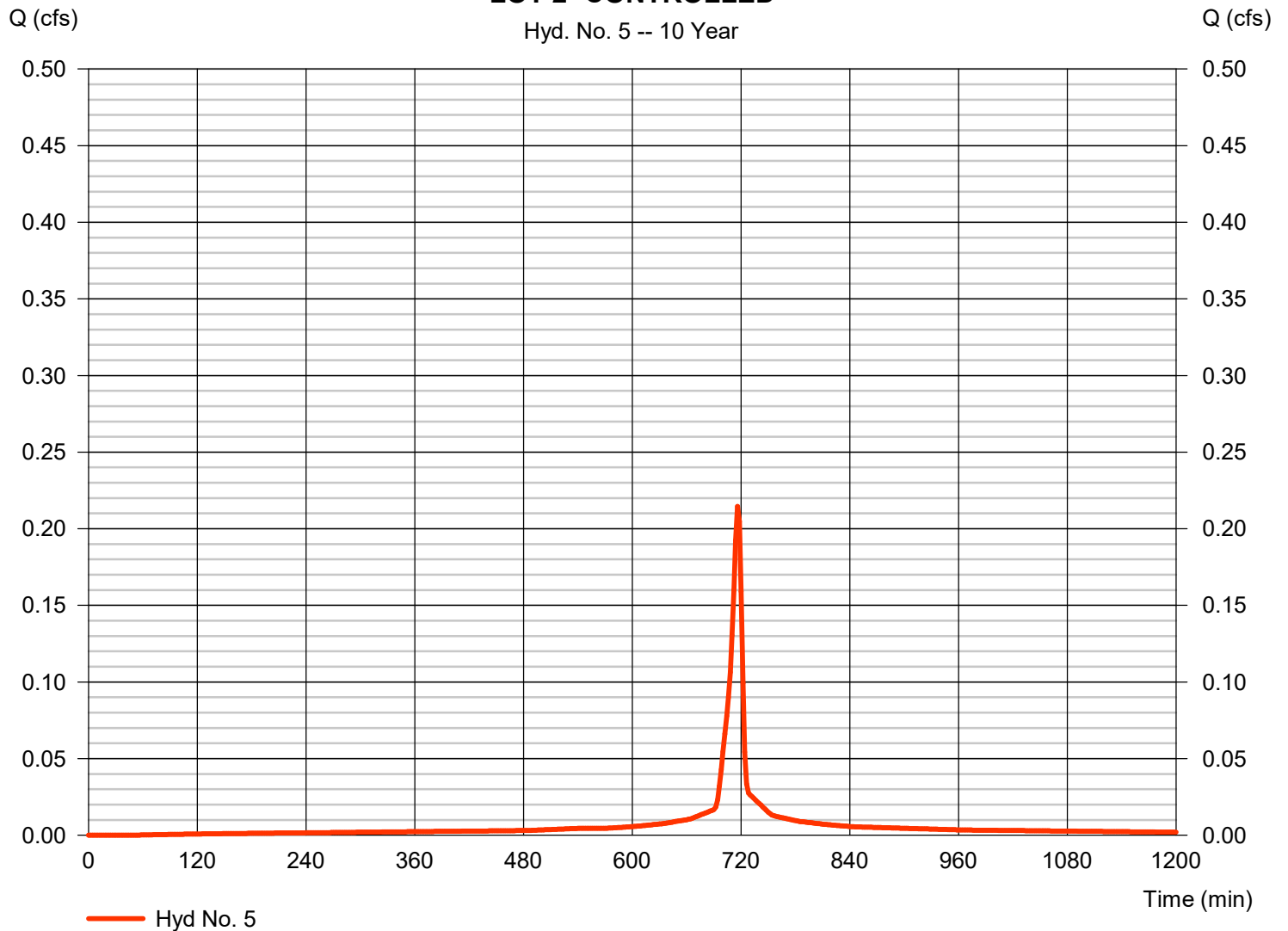
## Hyd. No. 5

LOT 2- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.215 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 513 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

### LOT 2- CONTROLLED

Hyd. No. 5 -- 10 Year





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

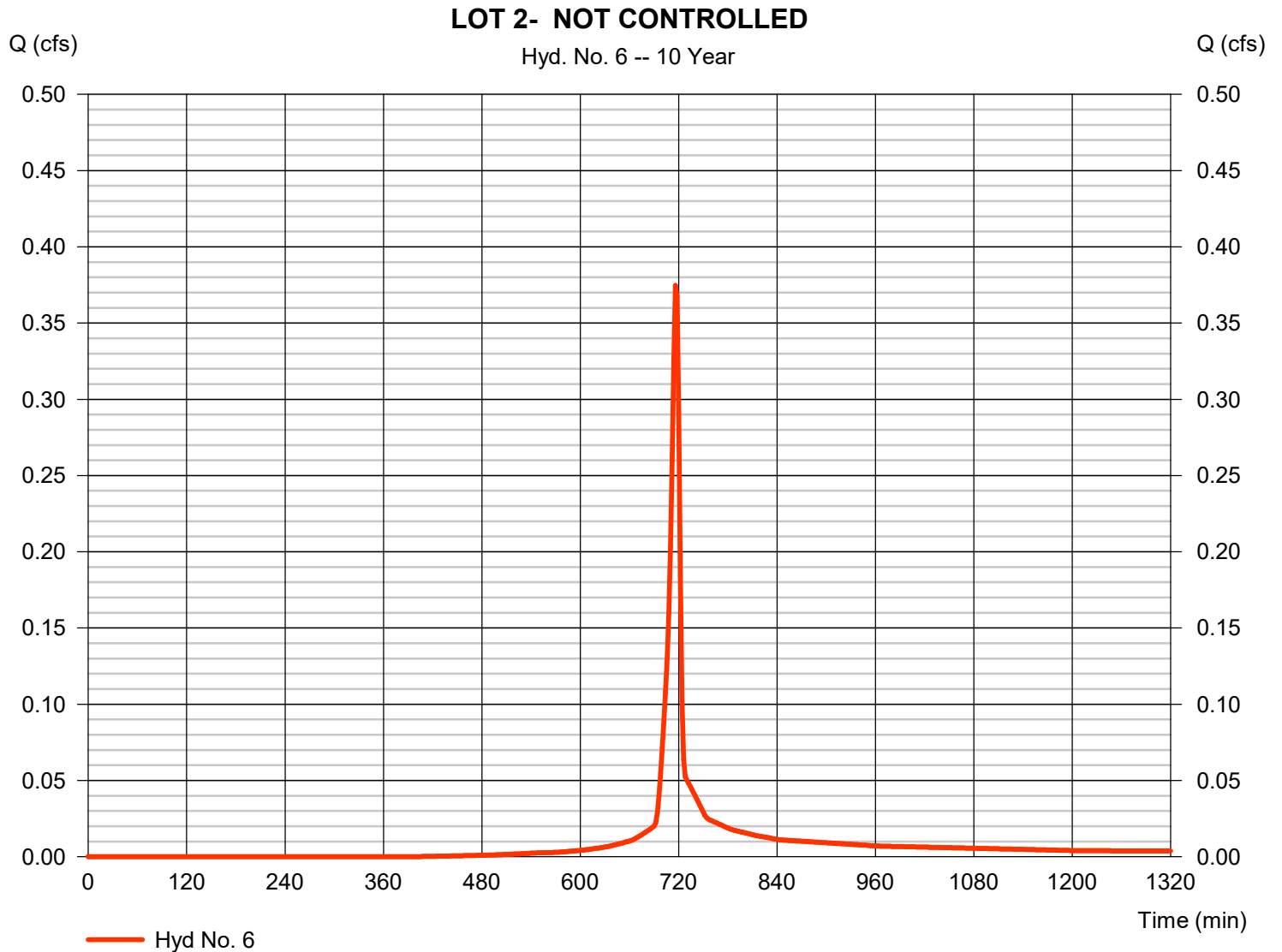
Saturday, 11 / 23 / 2024

## Hyd. No. 6

LOT 2- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.375 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 766 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

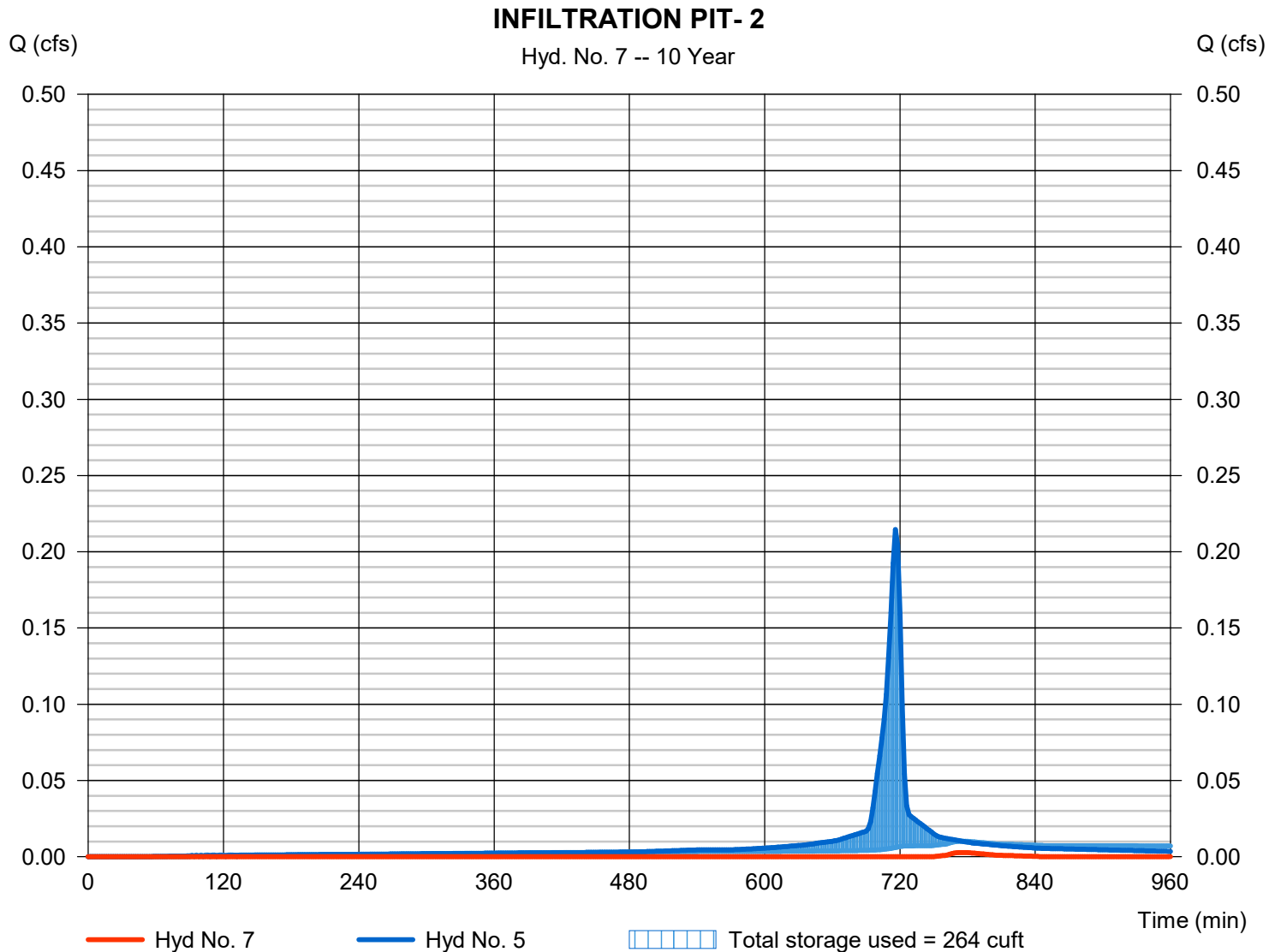
Saturday, 11 / 23 / 2024

## Hyd. No. 7

### INFILTRATION PIT- 2

Hydrograph type	= Reservoir	Peak discharge	= 0.003 cfs
Storm frequency	= 10 yrs	Time to peak	= 776 min
Time interval	= 2 min	Hyd. volume	= 7 cuft
Inflow hyd. No.	= 5 - LOT 2- CONTROLLED	Max. Elevation	= 96.53 ft
Reservoir name	= INFILTRATION PIT - LOT 2	Max. Storage	= 264 cuft

Storage Indication method used. Exfiltration extracted from Outflow.





# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	1.230	2	716	2,501	----	----	----	PRE CONDITIONS	
2	SCS Runoff	0.259	2	716	623	----	----	----	LOT 1- CONTROLLED	
3	SCS Runoff	0.483	2	716	999	----	----	----	LOT 1- NOT CONTROLLED	
4	Reservoir	0.064	2	724	80	2	97.70	282	INFILTRATION PIT- 1	
5	SCS Runoff	0.259	2	716	623	----	----	----	LOT 2- CONTROLLED	
6	SCS Runoff	0.483	2	716	999	----	----	----	LOT 2- NOT CONTROLLED	
7	Reservoir	0.064	2	724	80	5	96.70	282	INFILTRATION PIT- 2	
440-E9TH Avenue-2024-11-23.gpw					Return Period: 25 Year			Saturday, 11 / 23 / 2024		

# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

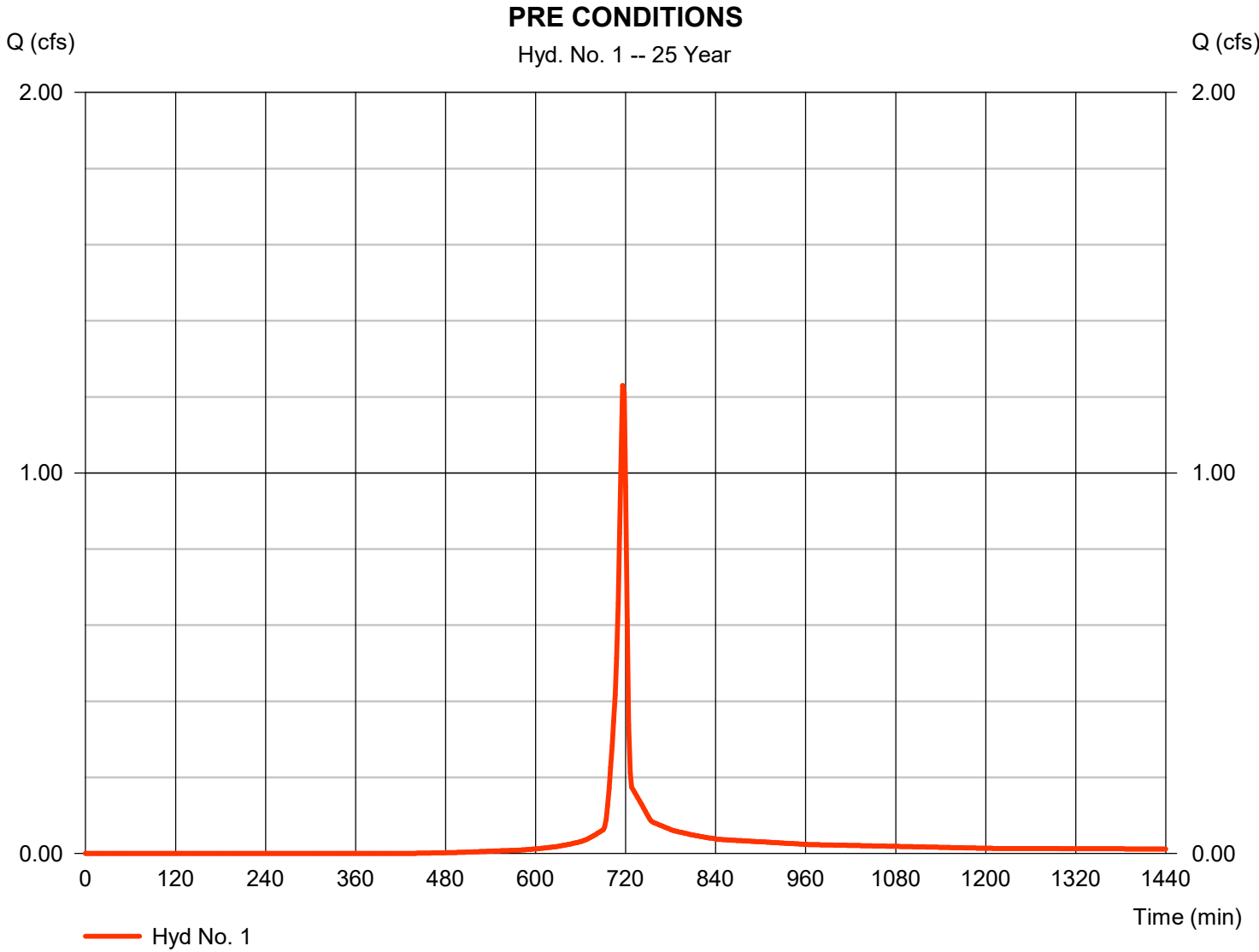
Saturday, 11 / 23 / 2024

## Hyd. No. 1

### PRE CONDITIONS

Hydrograph type	= SCS Runoff	Peak discharge	= 1.230 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 2,501 cuft
Drainage area	= 0.200 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.34 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.160 x 71) + (0.040 x 98)] / 0.200





# Hydrograph Report

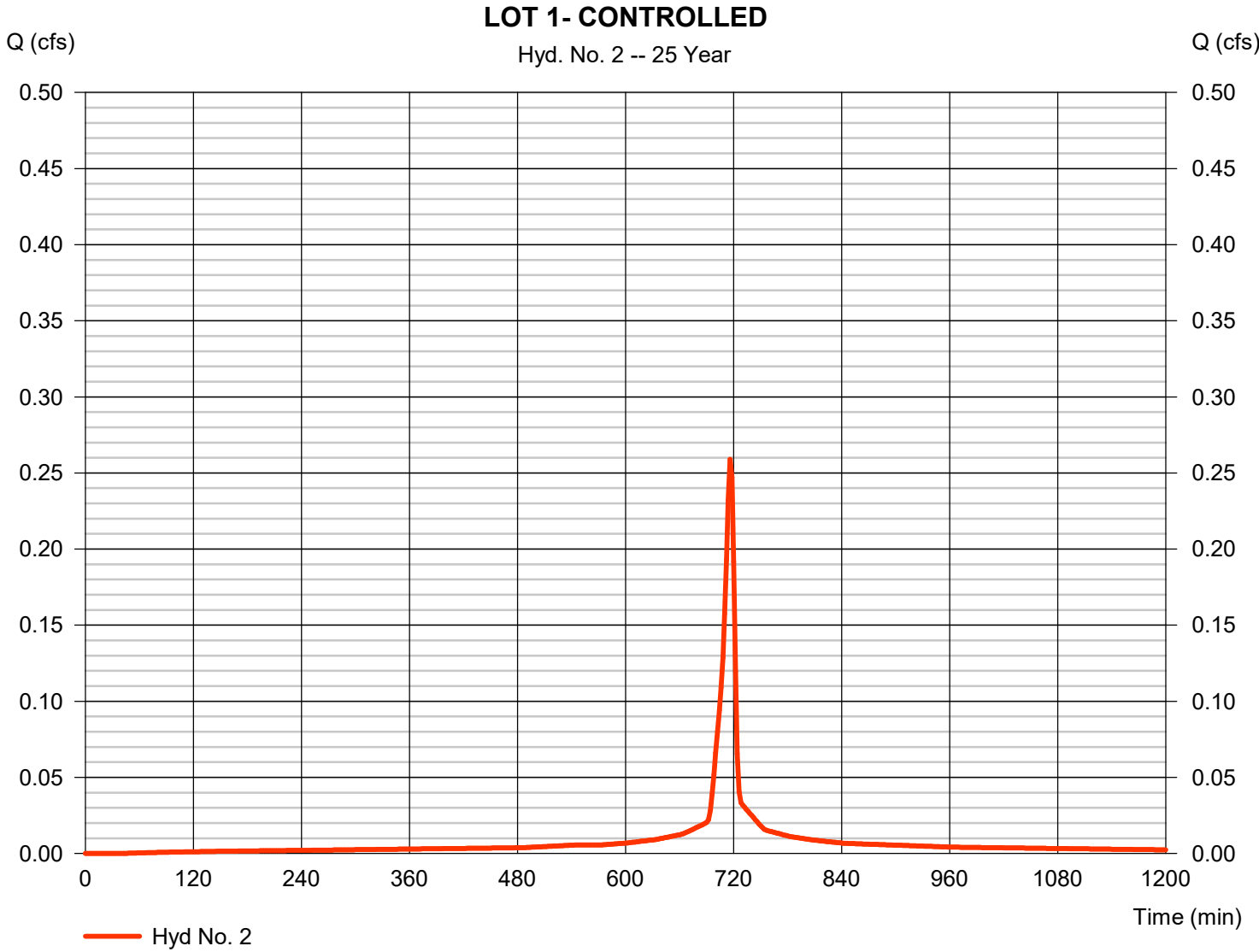
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Saturday, 11 / 23 / 2024

## Hyd. No. 2

LOT 1- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.259 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 623 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.34 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

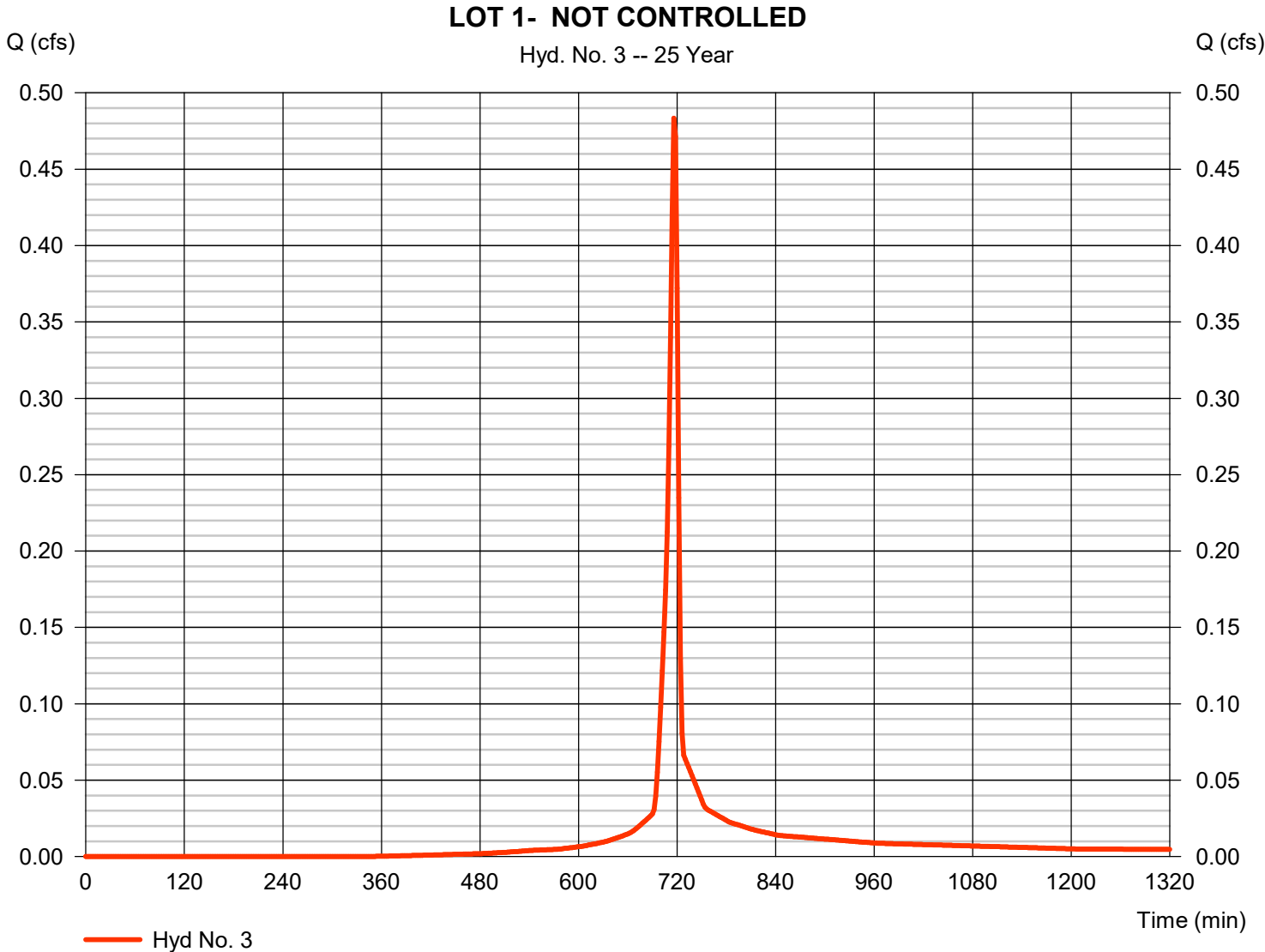
Saturday, 11 / 23 / 2024

## Hyd. No. 3

LOT 1- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.483 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 999 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.34 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

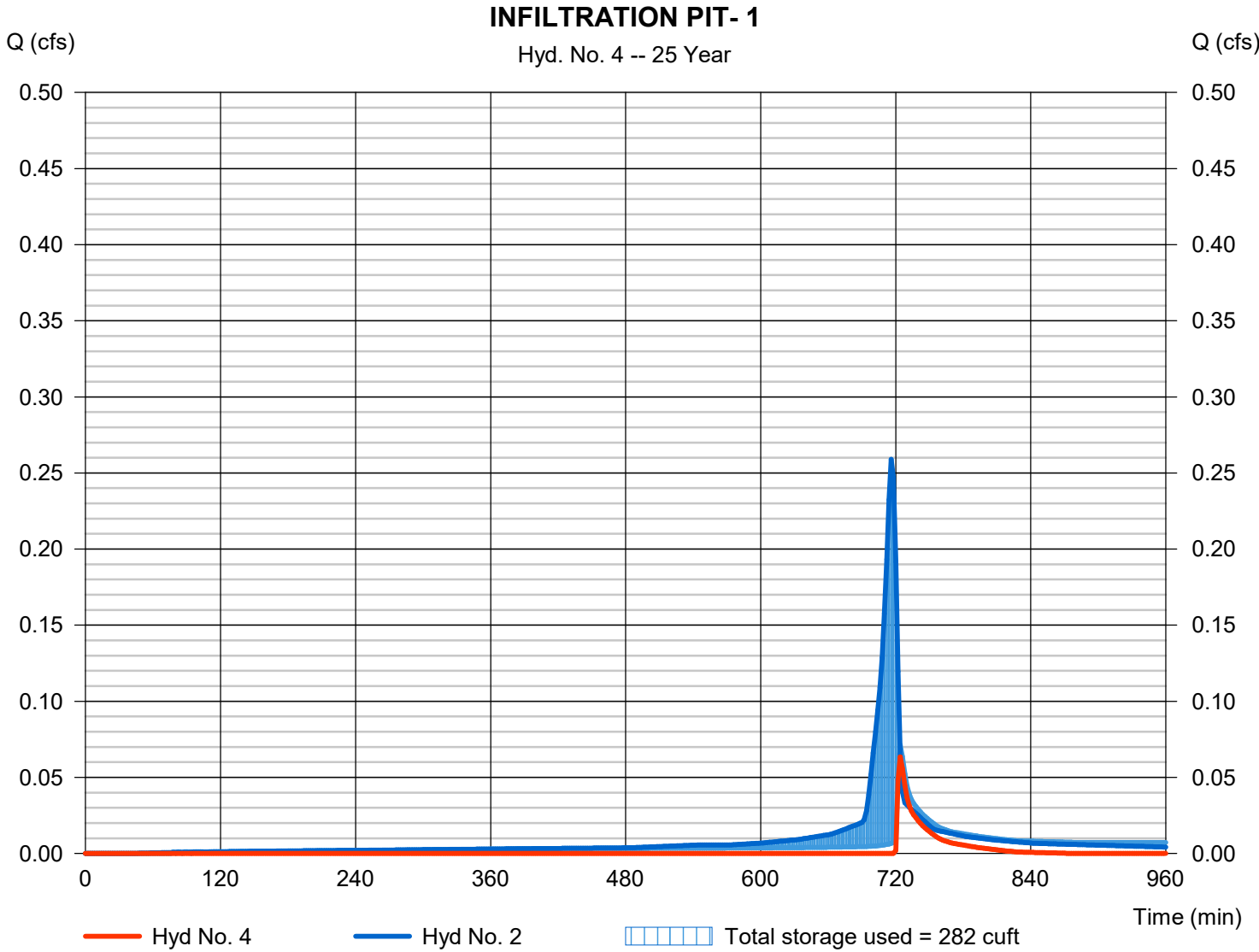
Saturday, 11 / 23 / 2024

## Hyd. No. 4

### INFILTRATION PIT- 1

Hydrograph type	= Reservoir	Peak discharge	= 0.064 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 80 cuft
Inflow hyd. No.	= 2 - LOT 1- CONTROLLED	Max. Elevation	= 97.70 ft
Reservoir name	= INFILTRATION PIT - LOT 1	Max. Storage	= 282 cuft

Storage Indication method used. Exfiltration extracted from Outflow.

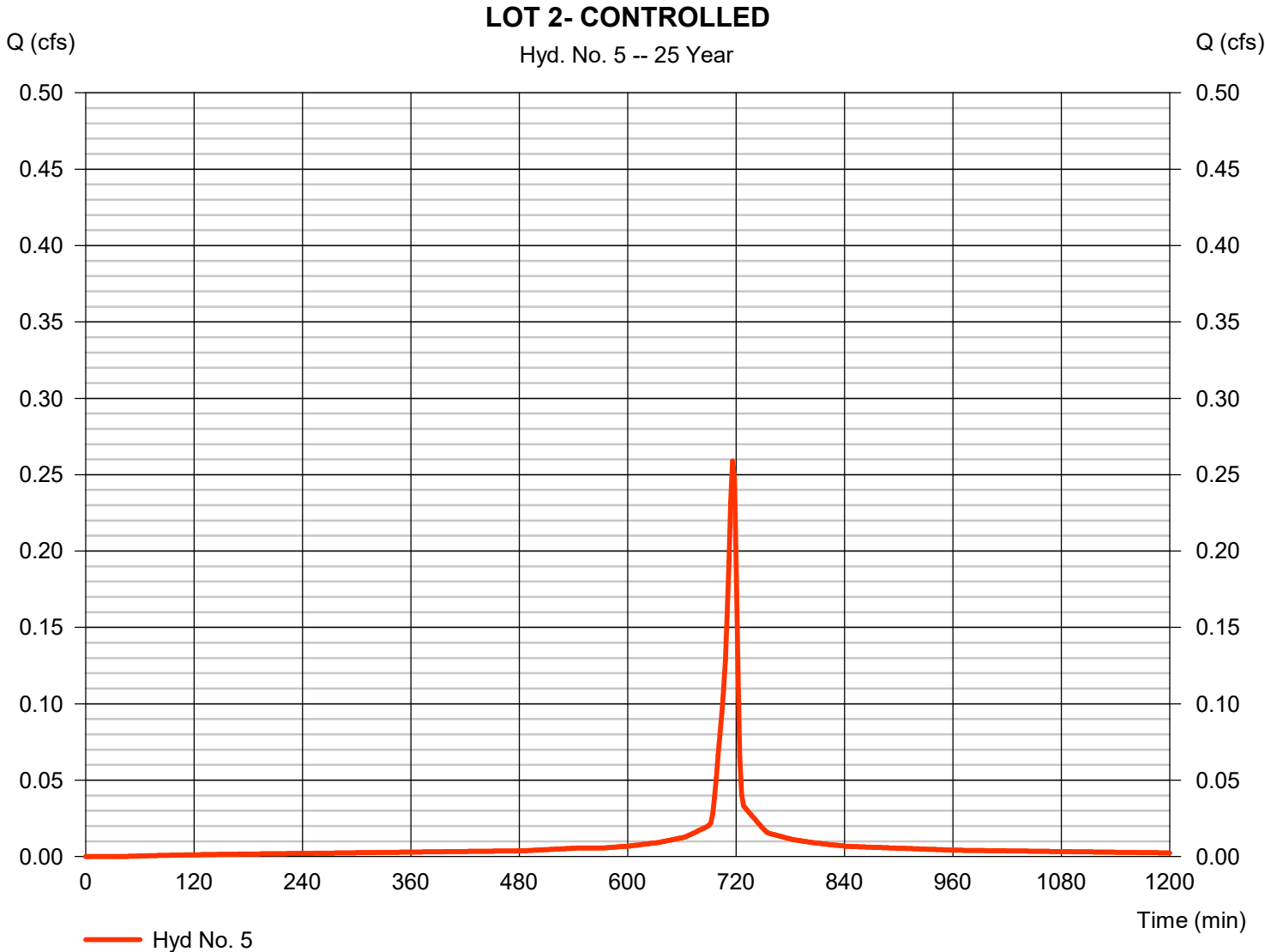


# Hydrograph Report

## Hyd. No. 5

### LOT 2- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.259 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 623 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.34 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

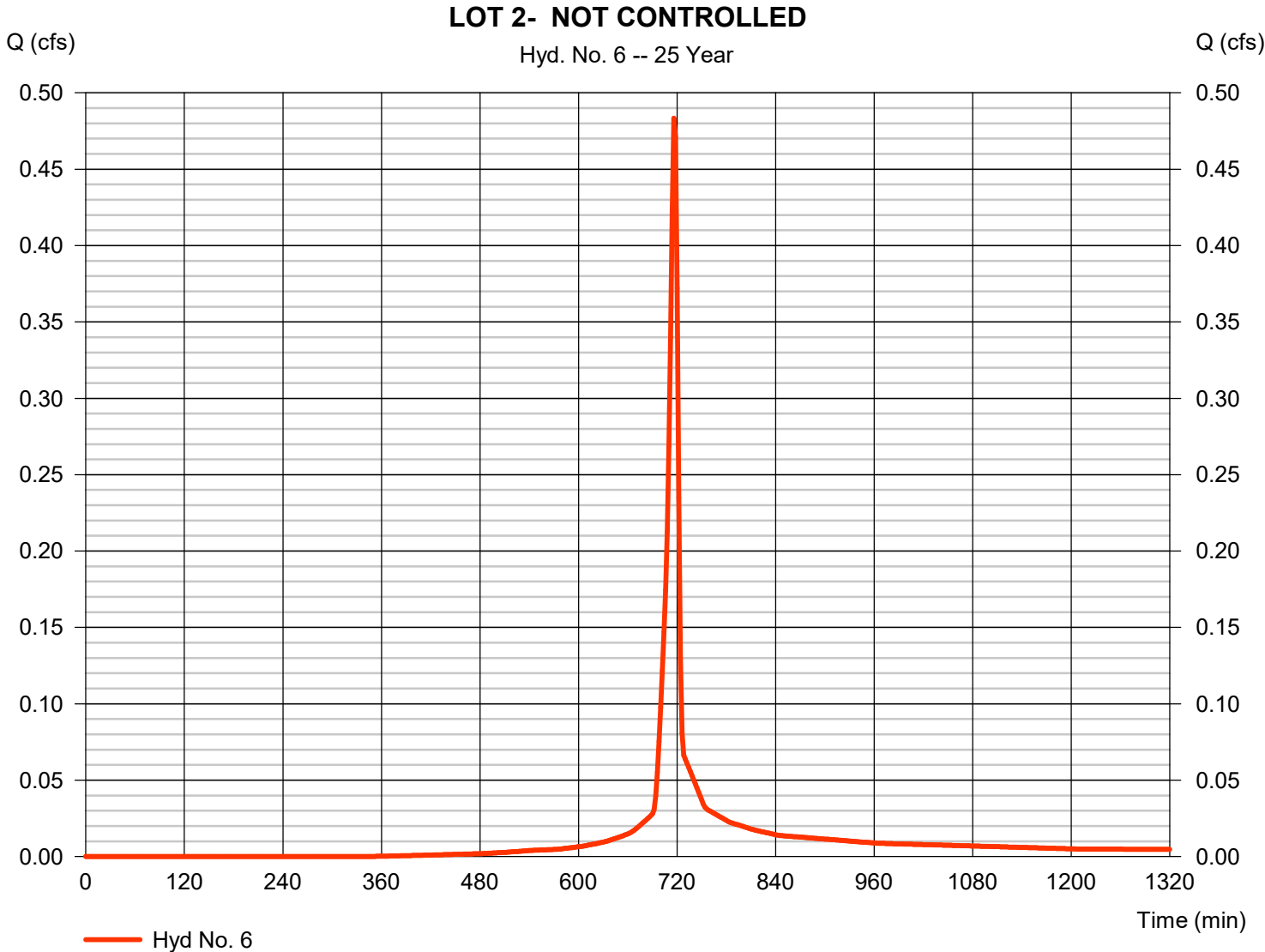
Saturday, 11 / 23 / 2024

## Hyd. No. 6

LOT 2- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.483 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 999 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.34 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

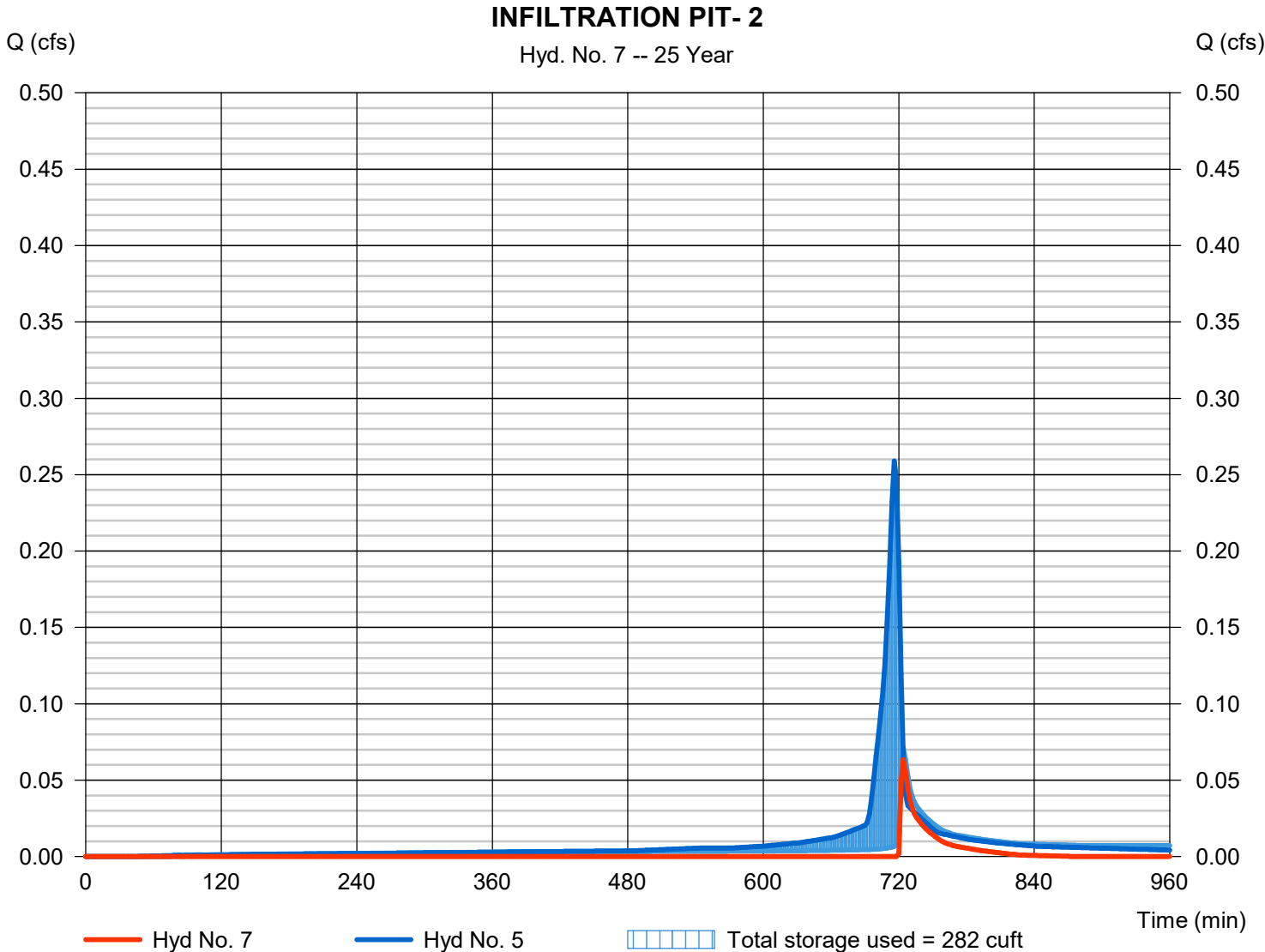
Saturday, 11 / 23 / 2024

## Hyd. No. 7

### INFILTRATION PIT- 2

Hydrograph type	= Reservoir	Peak discharge	= 0.064 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 80 cuft
Inflow hyd. No.	= 5 - LOT 2- CONTROLLED	Max. Elevation	= 96.70 ft
Reservoir name	= INFILTRATION PIT - LOT 2	Max. Storage	= 282 cuft

Storage Indication method used. Exfiltration extracted from Outflow.





# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.492	2	716	3,056	----	----	----	PRE CONDITIONS
2	SCS Runoff	0.297	2	716	717	----	----	----	LOT 1- CONTROLLED
3	SCS Runoff	0.576	2	716	1,202	----	----	----	LOT 1- NOT CONTROLLED
4	Reservoir	0.133	2	722	147	2	97.94	303	INFILTRATION PIT- 1
5	SCS Runoff	0.297	2	716	717	----	----	----	LOT 2- CONTROLLED
6	SCS Runoff	0.576	2	716	1,202	----	----	----	LOT 2- NOT CONTROLLED
7	Reservoir	0.133	2	722	147	5	96.94	303	INFILTRATION PIT- 2

# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

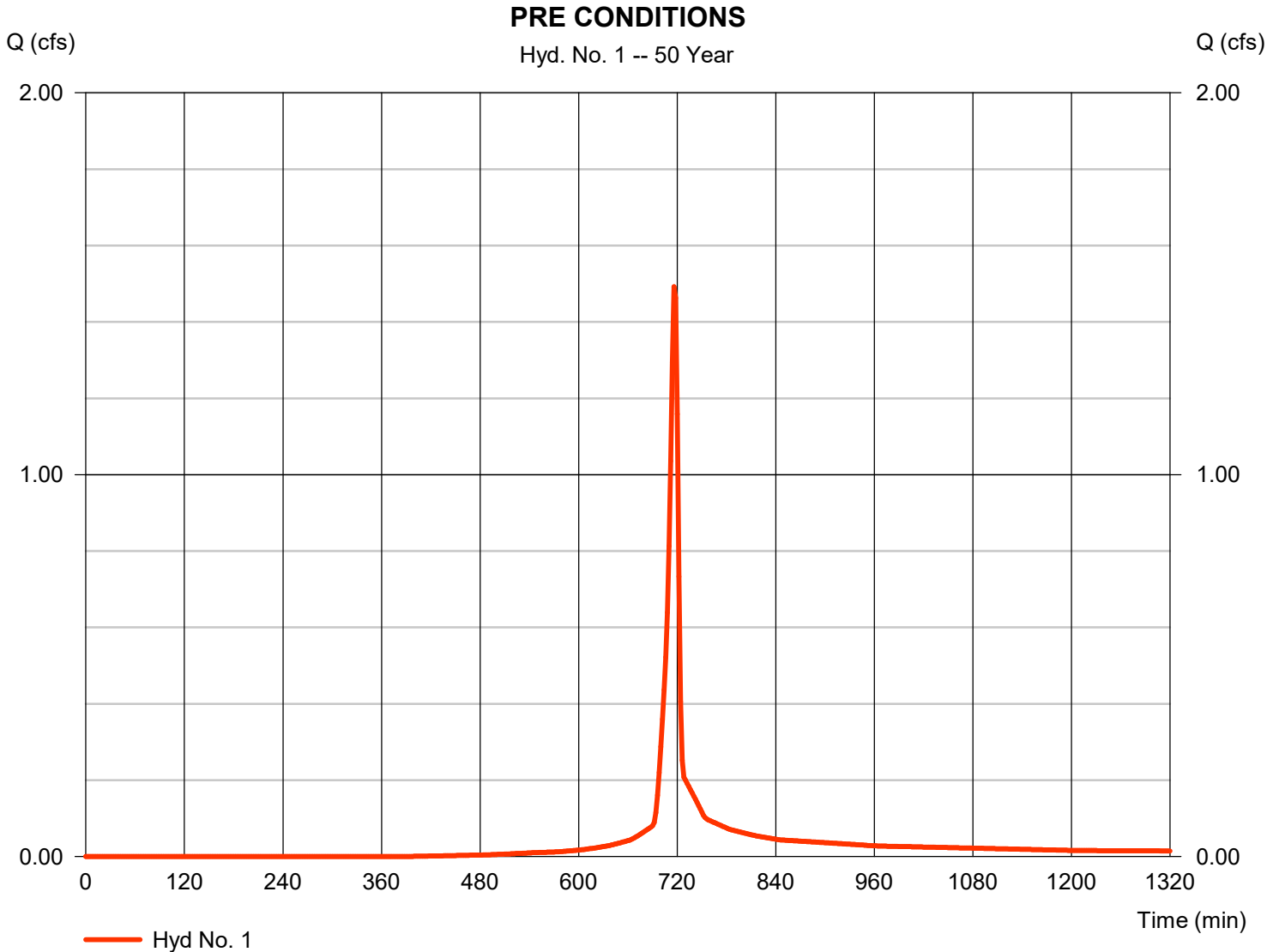
Saturday, 11 / 23 / 2024

## Hyd. No. 1

### PRE CONDITIONS

Hydrograph type	= SCS Runoff	Peak discharge	= 1.492 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 3,056 cuft
Drainage area	= 0.200 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.160 x 71) + (0.040 x 98)] / 0.200



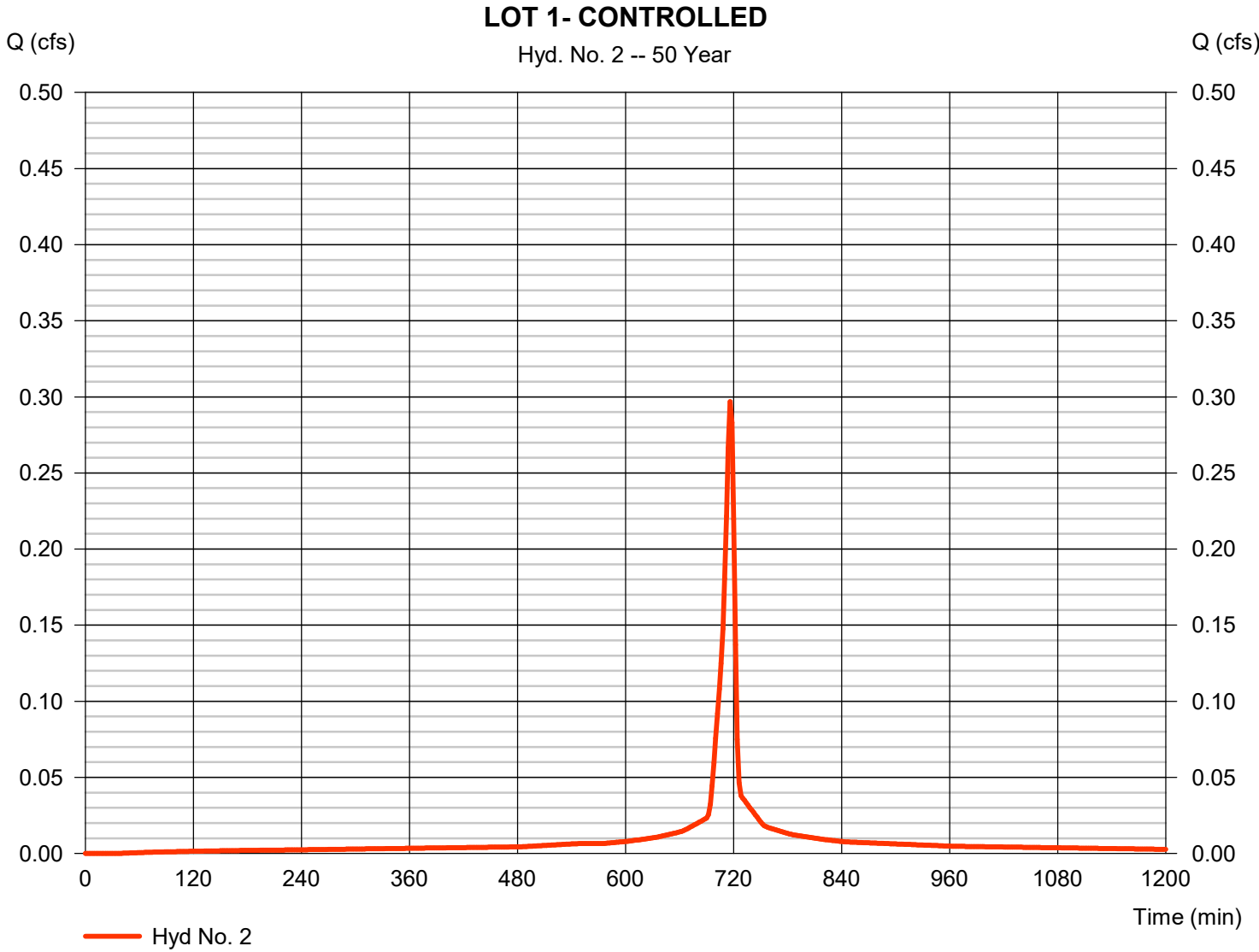


# Hydrograph Report

## Hyd. No. 2

### LOT 1- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.297 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 717 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Saturday, 11 / 23 / 2024

## Hyd. No. 3

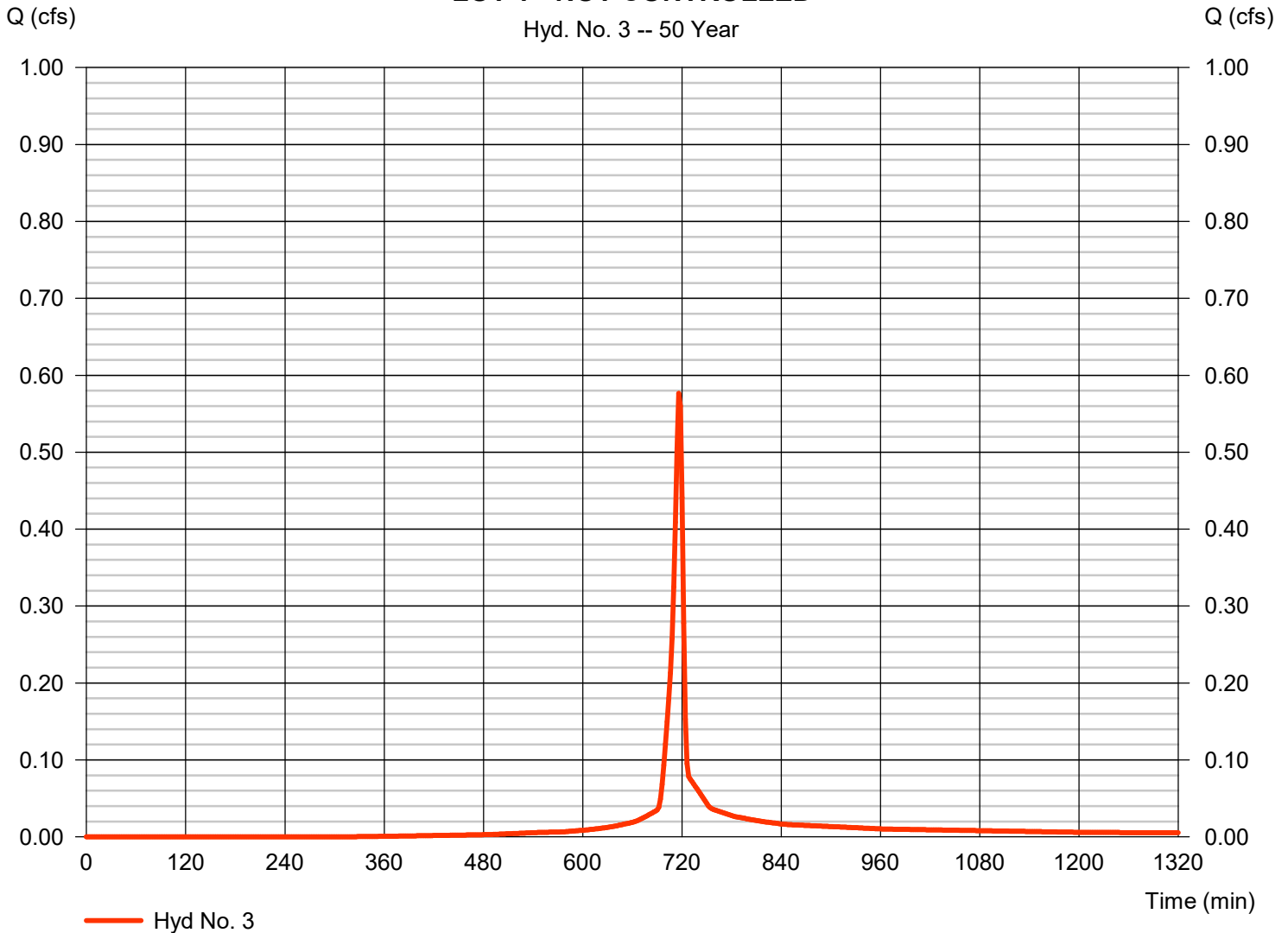
LOT 1- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.576 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 1,202 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070

### LOT 1- NOT CONTROLLED

Hyd. No. 3 -- 50 Year





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

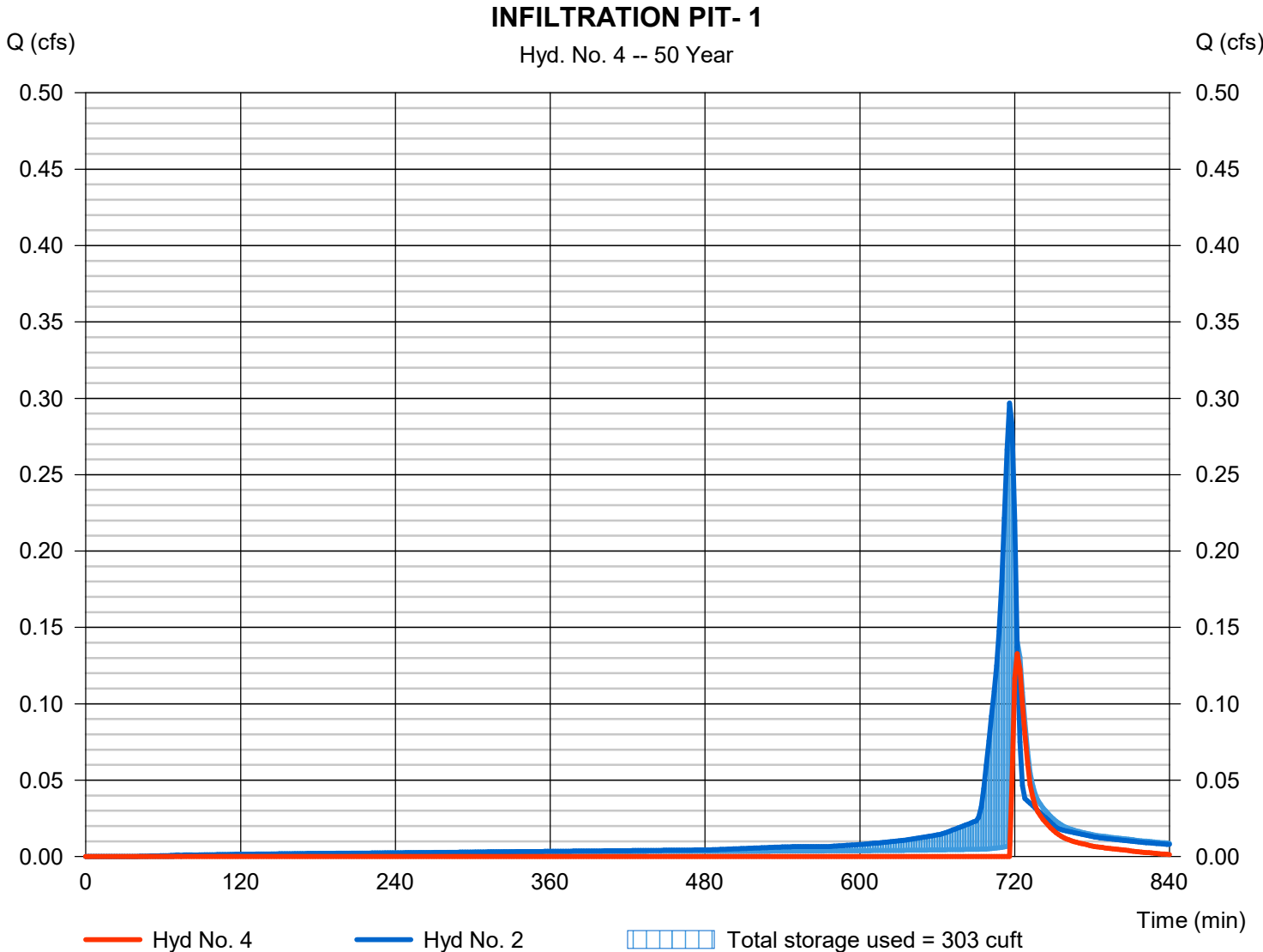
Saturday, 11 / 23 / 2024

## Hyd. No. 4

### INFILTRATION PIT- 1

Hydrograph type	= Reservoir	Peak discharge	= 0.133 cfs
Storm frequency	= 50 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 147 cuft
Inflow hyd. No.	= 2 - LOT 1- CONTROLLED	Max. Elevation	= 97.94 ft
Reservoir name	= INFILTRATION PIT - LOT 1	Max. Storage	= 303 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Saturday, 11 / 23 / 2024

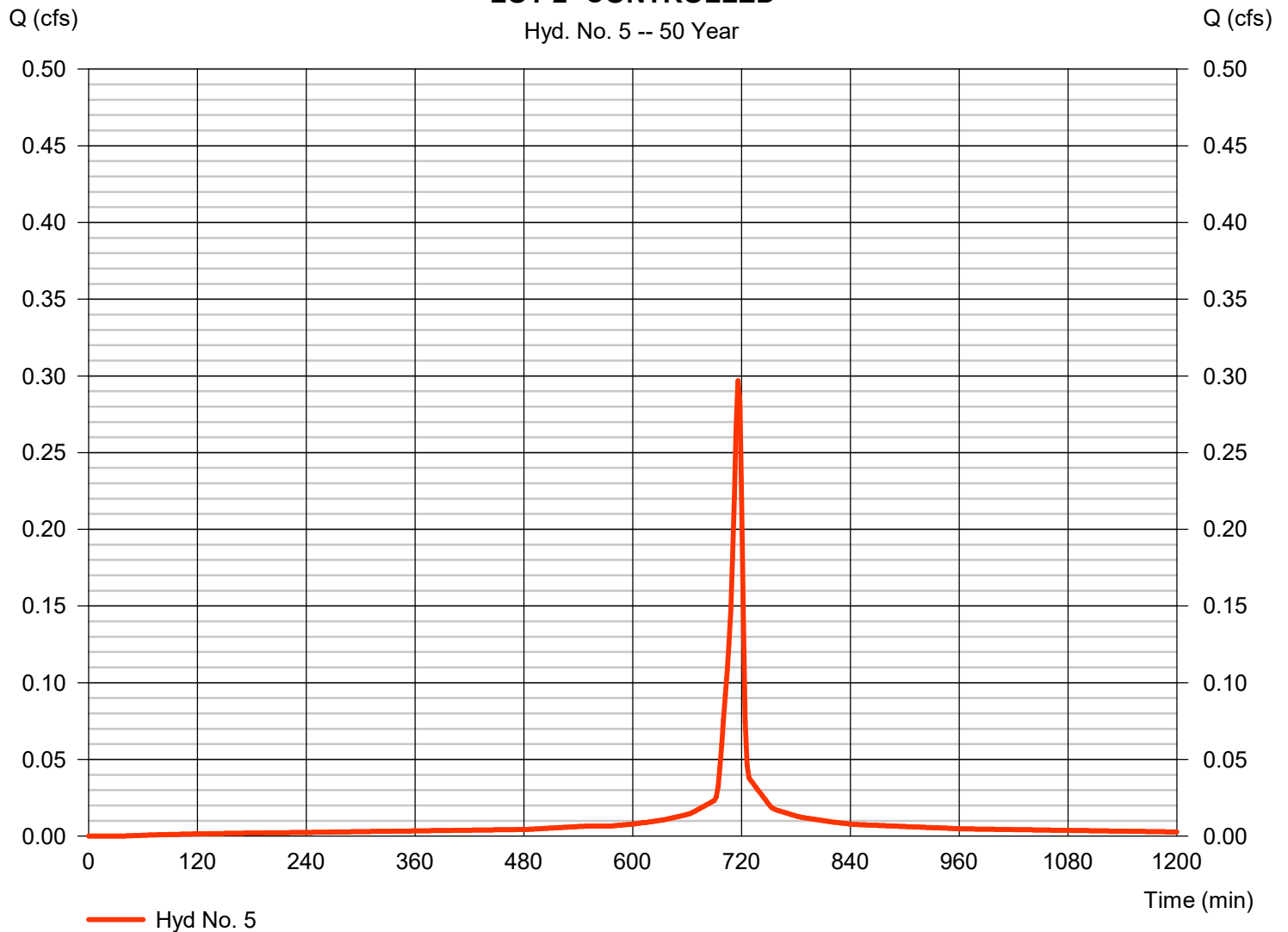
## Hyd. No. 5

LOT 2- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.297 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 717 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

### LOT 2- CONTROLLED

Hyd. No. 5 -- 50 Year





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

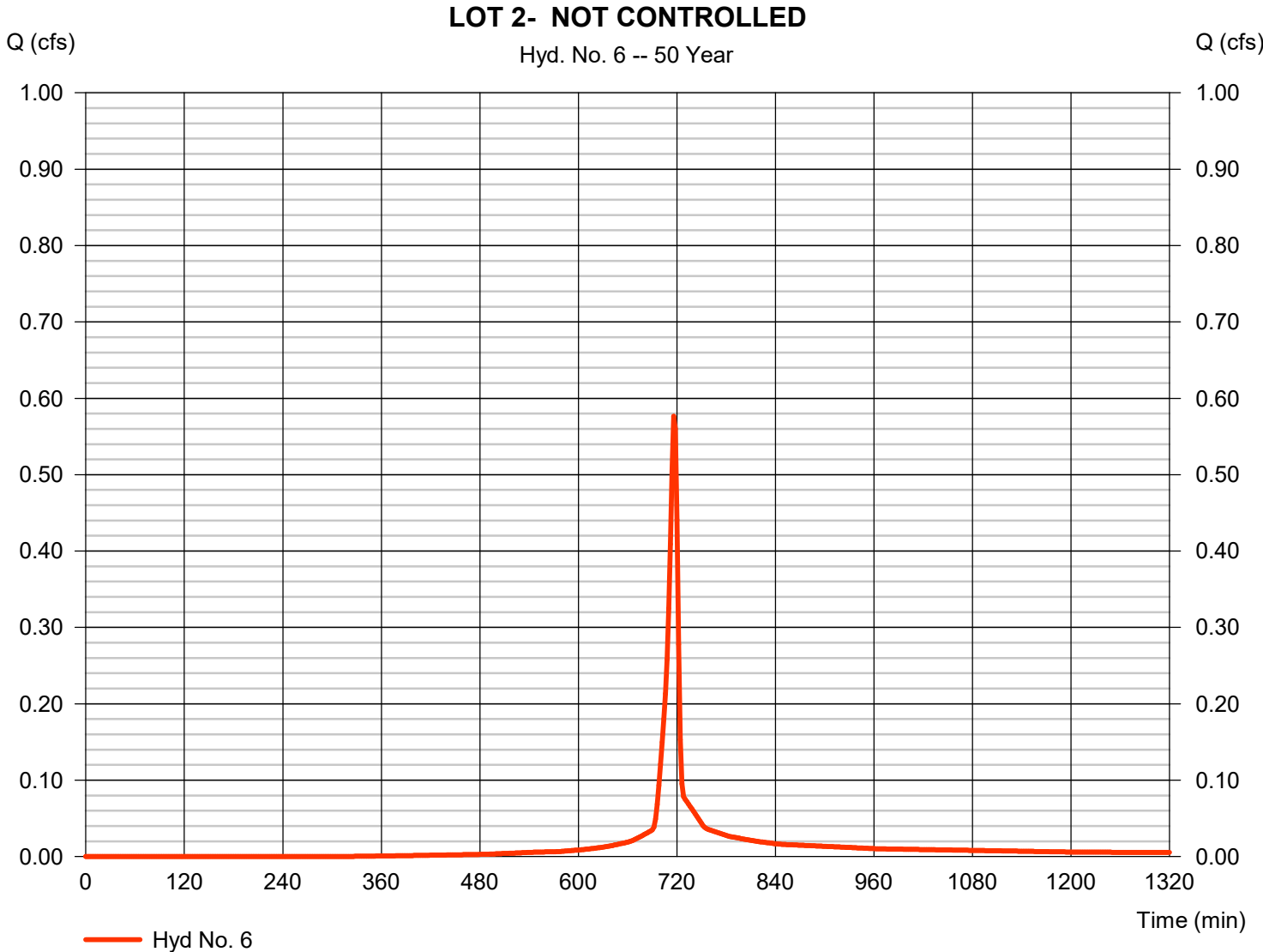
Saturday, 11 / 23 / 2024

## Hyd. No. 6

LOT 2- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.576 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 1,202 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.26 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

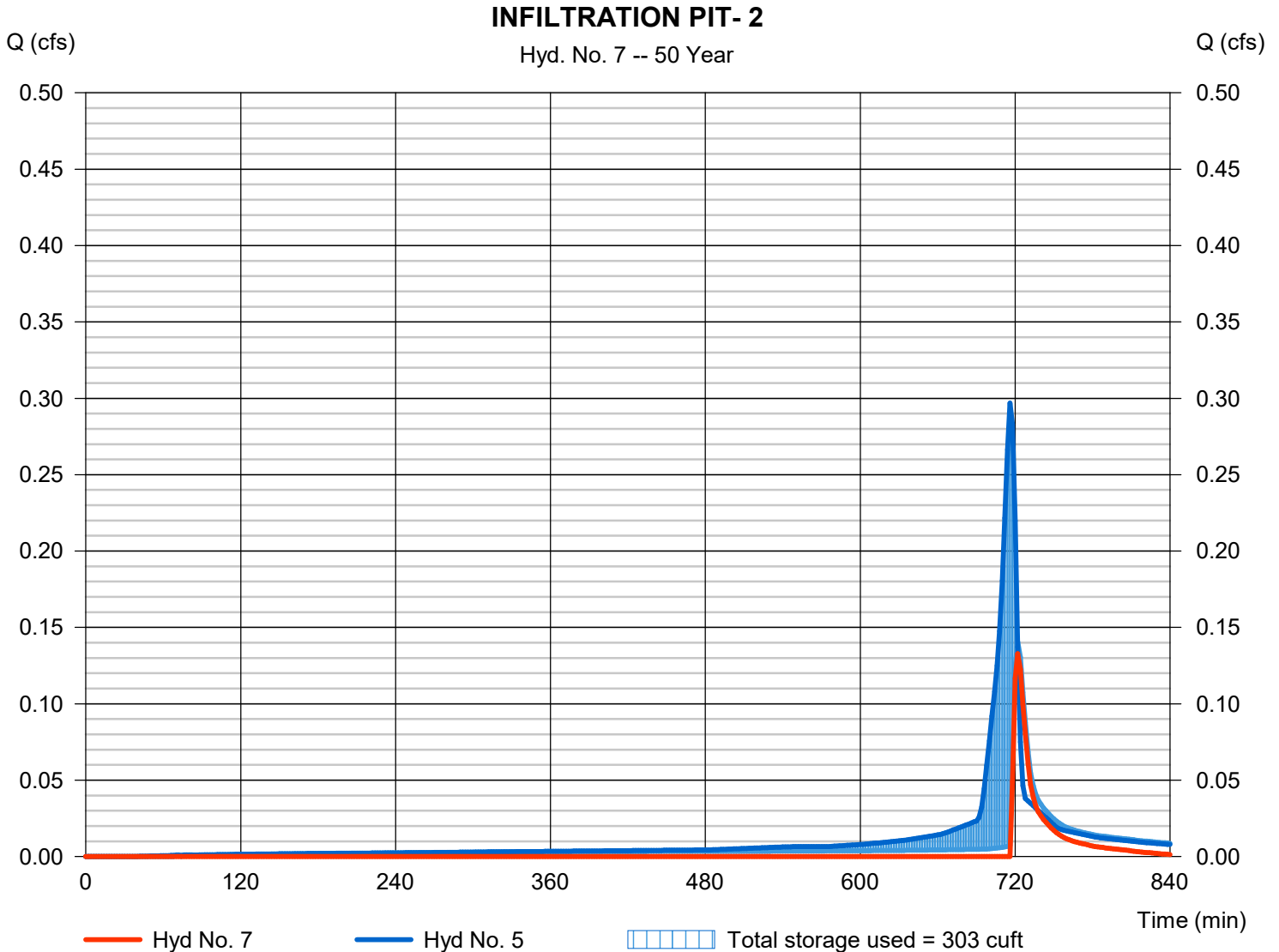
Saturday, 11 / 23 / 2024

## Hyd. No. 7

### INFILTRATION PIT- 2

Hydrograph type	= Reservoir	Peak discharge	= 0.133 cfs
Storm frequency	= 50 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 147 cuft
Inflow hyd. No.	= 5 - LOT 2- CONTROLLED	Max. Elevation	= 96.94 ft
Reservoir name	= INFILTRATION PIT - LOT 2	Max. Storage	= 303 cuft

Storage Indication method used. Exfiltration extracted from Outflow.





# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.777	2	716	3,666	----	----	----	PRE CONDITIONS
2	SCS Runoff	0.337	2	716	818	----	----	----	LOT 1- CONTROLLED
3	SCS Runoff	0.676	2	716	1,424	----	----	----	LOT 1- NOT CONTROLLED
4	Reservoir	0.194	2	722	221	2	98.23	325	INFILTRATION PIT- 1
5	SCS Runoff	0.337	2	716	818	----	----	----	LOT 2- CONTROLLED
6	SCS Runoff	0.676	2	716	1,424	----	----	----	LOT 2- NOT CONTROLLED
7	Reservoir	0.194	2	722	221	5	97.23	325	INFILTRATION PIT- 2
440-E9TH Avenue-2024-11-23.gpw					Return Period: 100 Year			Saturday, 11 / 23 / 2024	

# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

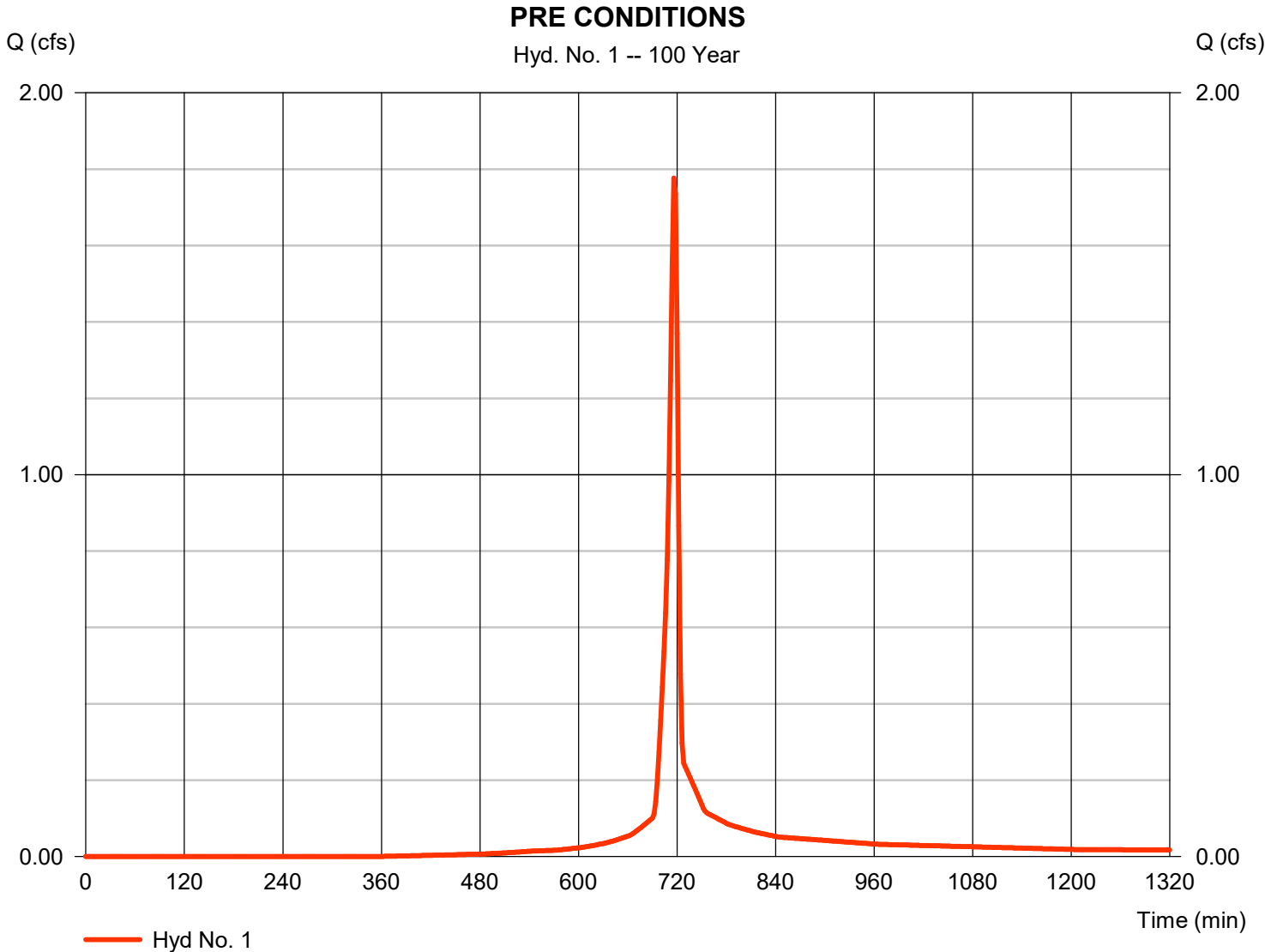
Saturday, 11 / 23 / 2024

## Hyd. No. 1

### PRE CONDITIONS

Hydrograph type	= SCS Runoff	Peak discharge	= 1.777 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 3,666 cuft
Drainage area	= 0.200 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 8.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.160 x 71) + (0.040 x 98)] / 0.200



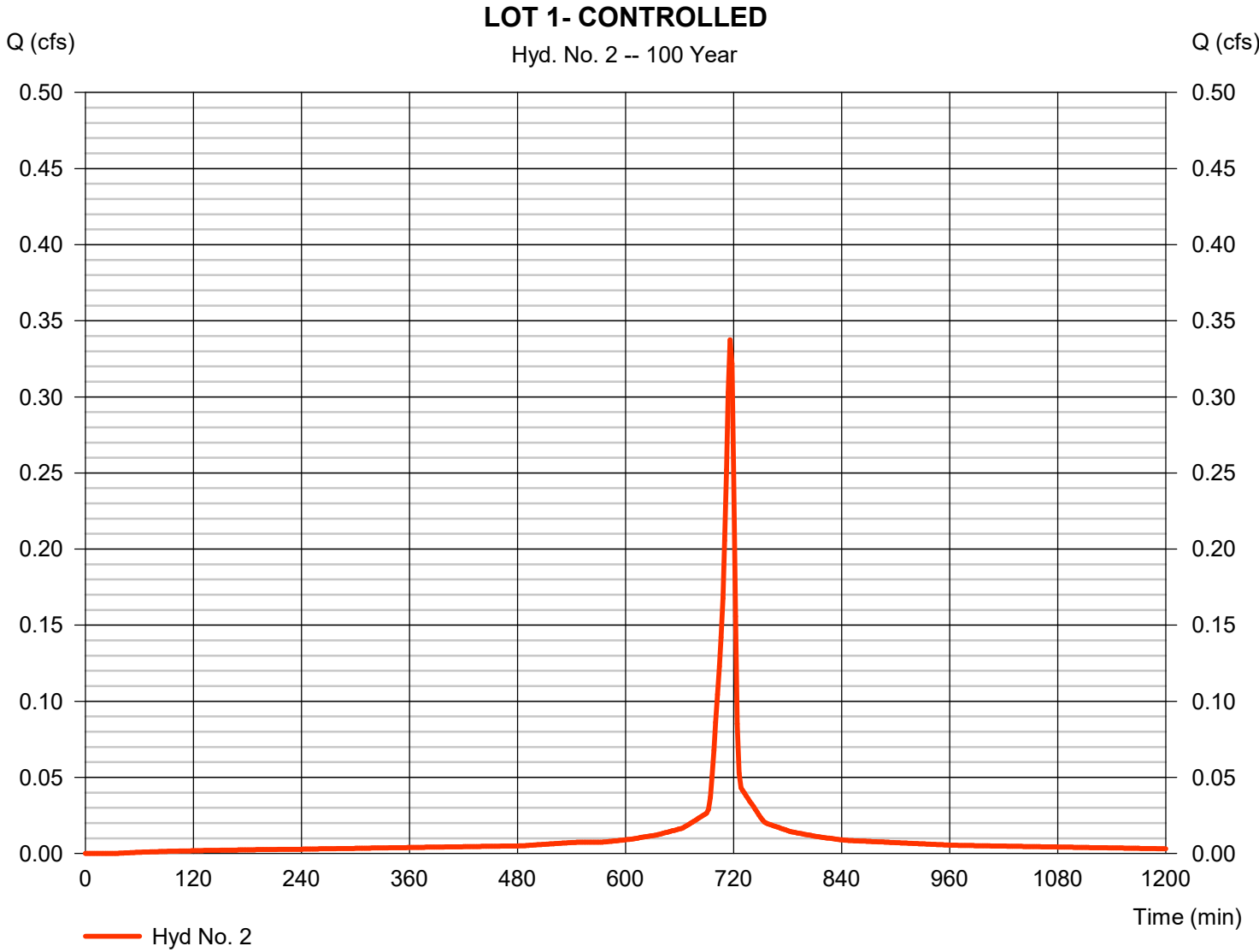


# Hydrograph Report

## Hyd. No. 2

### LOT 1- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.337 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 818 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 8.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

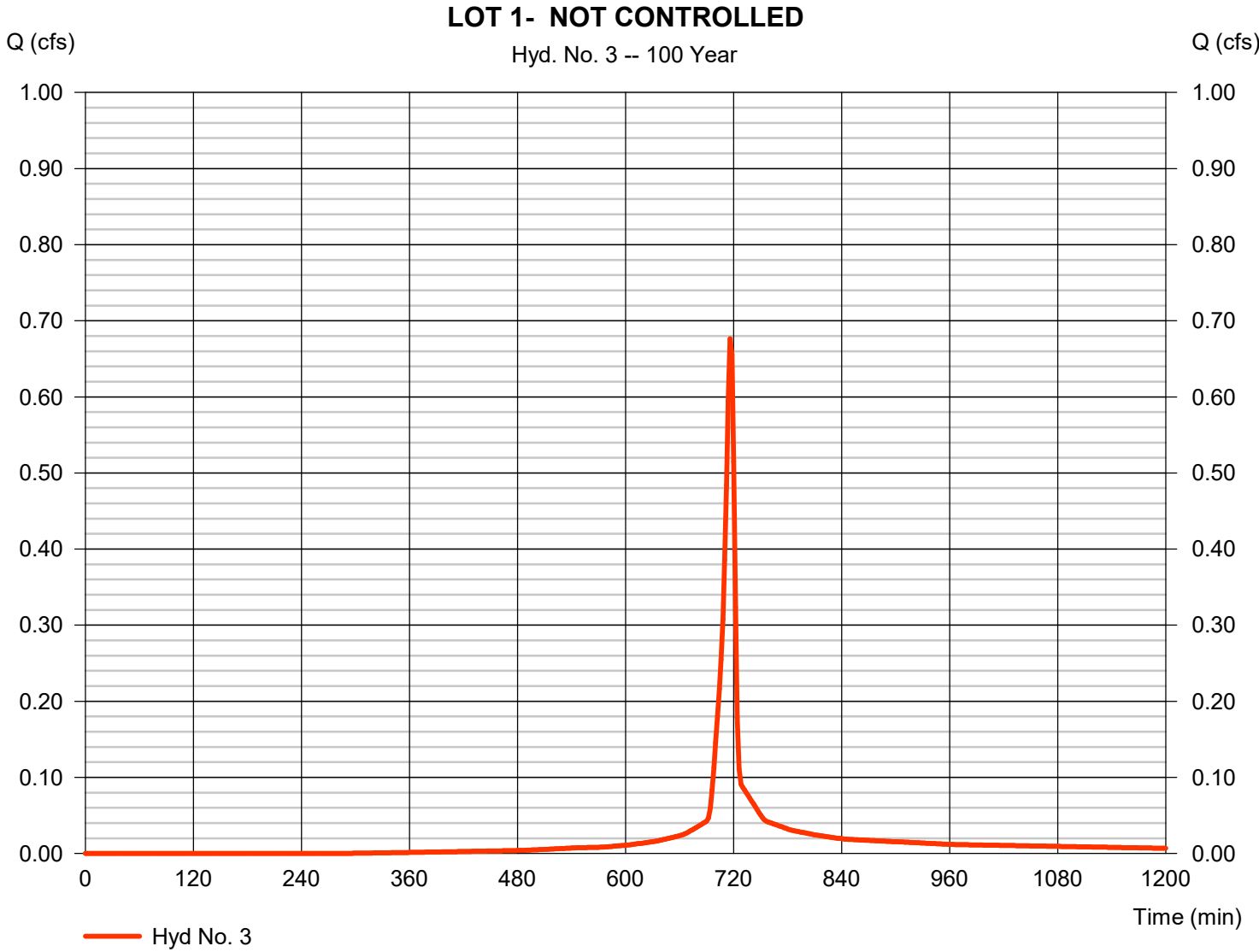
Saturday, 11 / 23 / 2024

## Hyd. No. 3

LOT 1- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.676 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 1,424 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 8.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

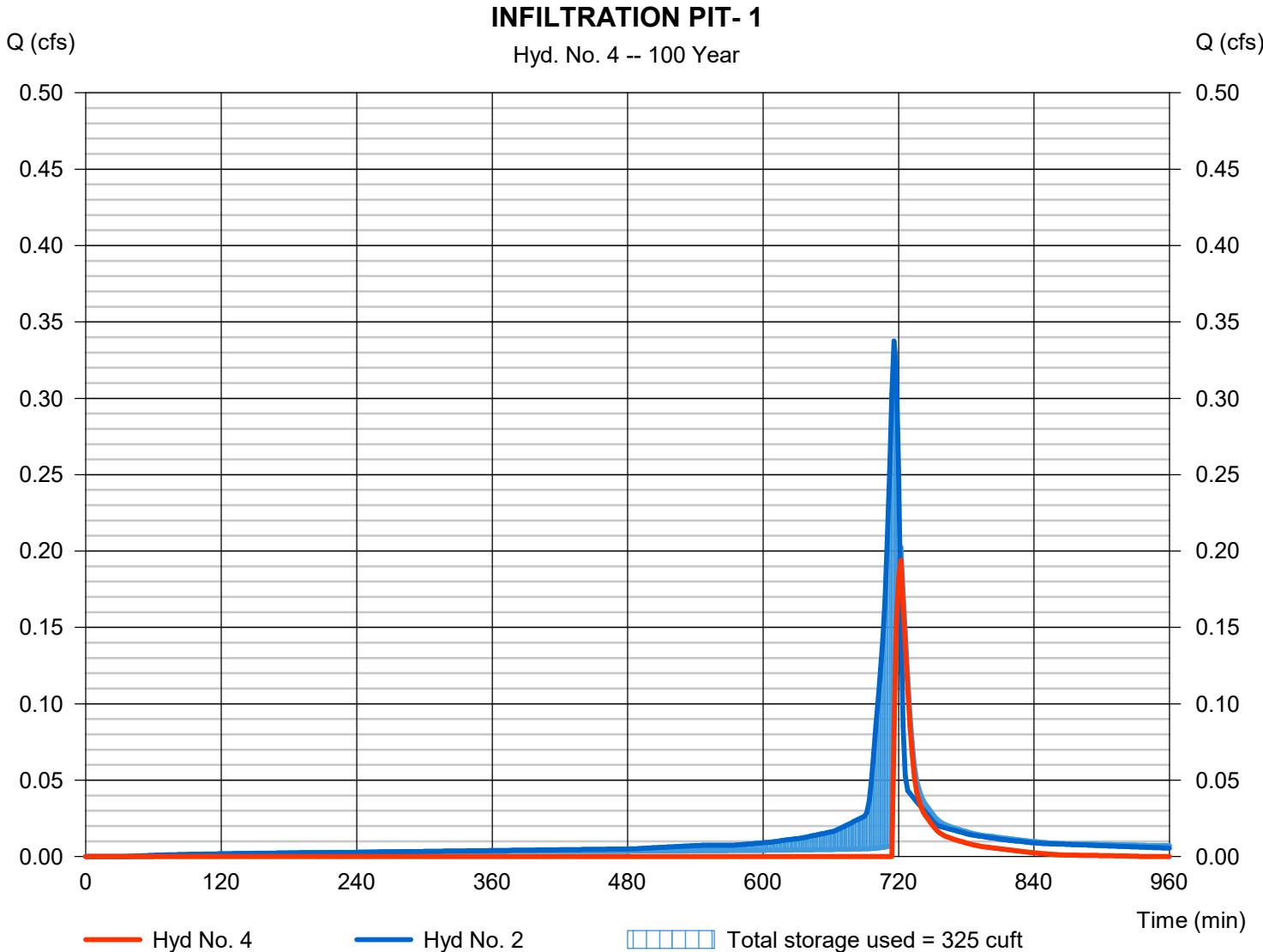
Saturday, 11 / 23 / 2024

## Hyd. No. 4

### INFILTRATION PIT- 1

Hydrograph type	= Reservoir	Peak discharge	= 0.194 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 221 cuft
Inflow hyd. No.	= 2 - LOT 1- CONTROLLED	Max. Elevation	= 98.23 ft
Reservoir name	= INFILTRATION PIT - LOT 1	Max. Storage	= 325 cuft

Storage Indication method used. Exfiltration extracted from Outflow.

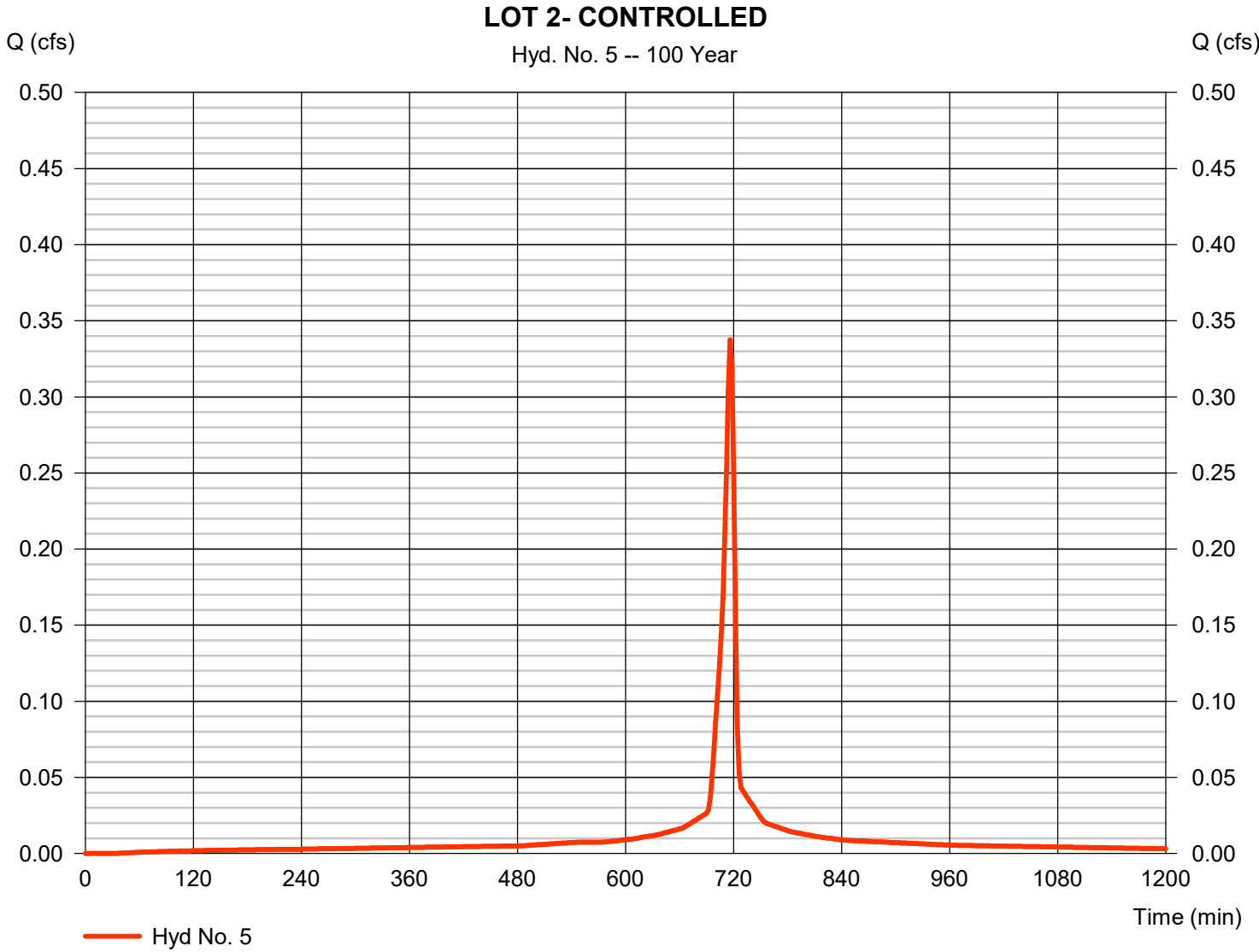


# Hydrograph Report

## Hyd. No. 5

### LOT 2- CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.337 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 818 cuft
Drainage area	= 0.030 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 8.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

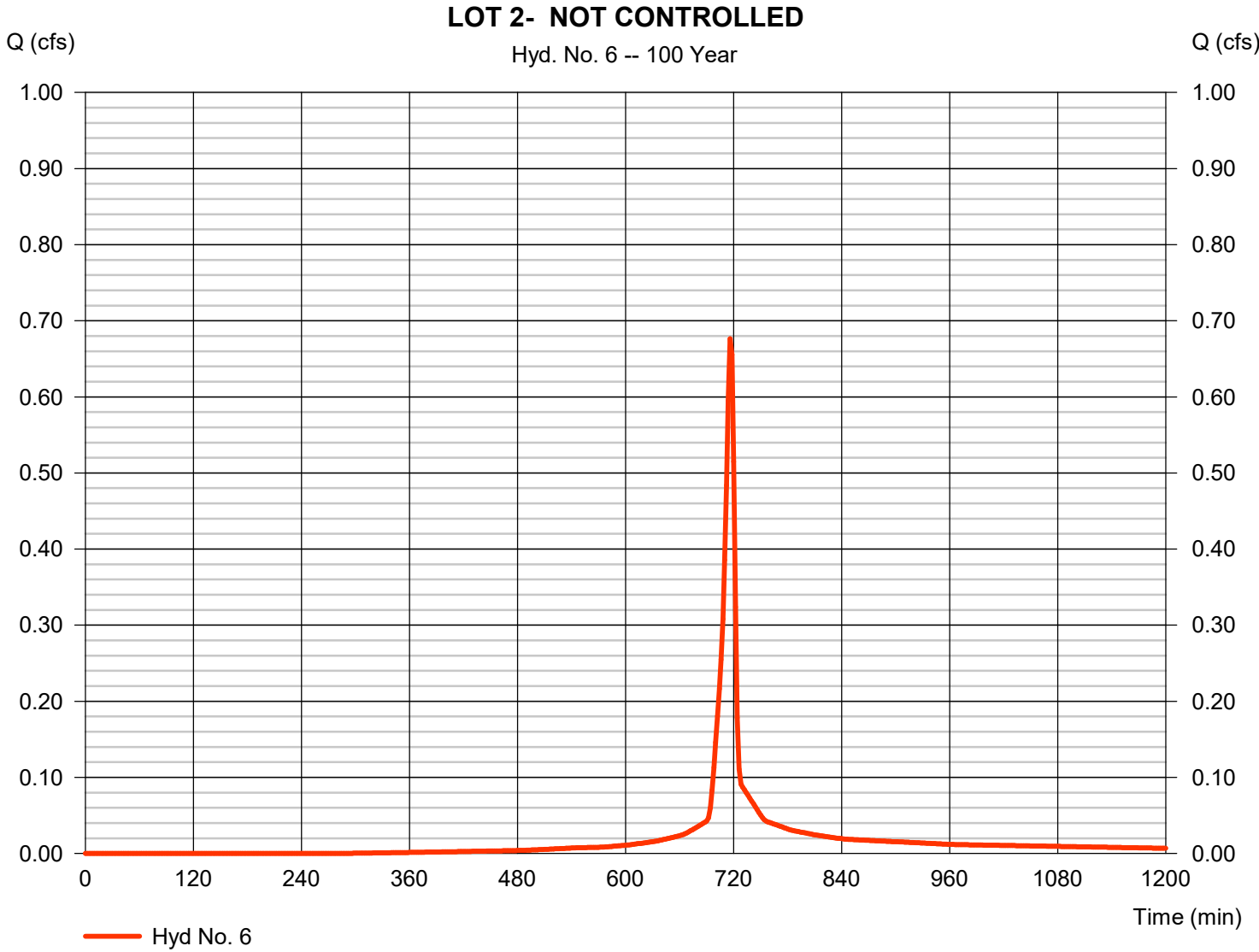
Saturday, 11 / 23 / 2024

## Hyd. No. 6

LOT 2- NOT CONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.676 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 1,424 cuft
Drainage area	= 0.070 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 8.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.020 x 98) + (0.050 x 74)] / 0.070



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

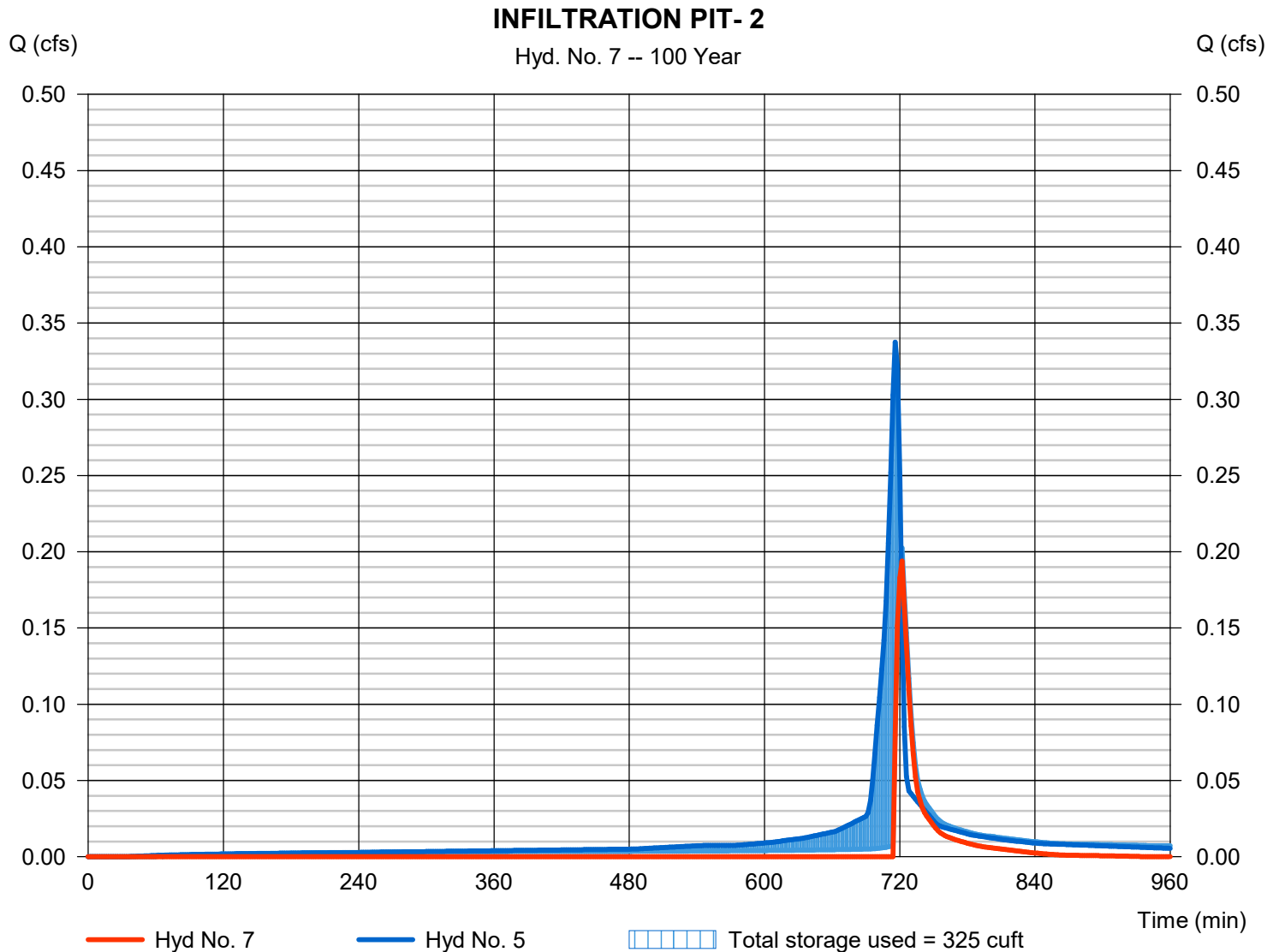
Saturday, 11 / 23 / 2024

## Hyd. No. 7

### INFILTRATION PIT- 2

Hydrograph type	= Reservoir	Peak discharge	= 0.194 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 221 cuft
Inflow hyd. No.	= 5 - LOT 2- CONTROLLED	Max. Elevation	= 97.23 ft
Reservoir name	= INFILTRATION PIT - LOT 2	Max. Storage	= 325 cuft

Storage Indication method used. Exfiltration extracted from Outflow.







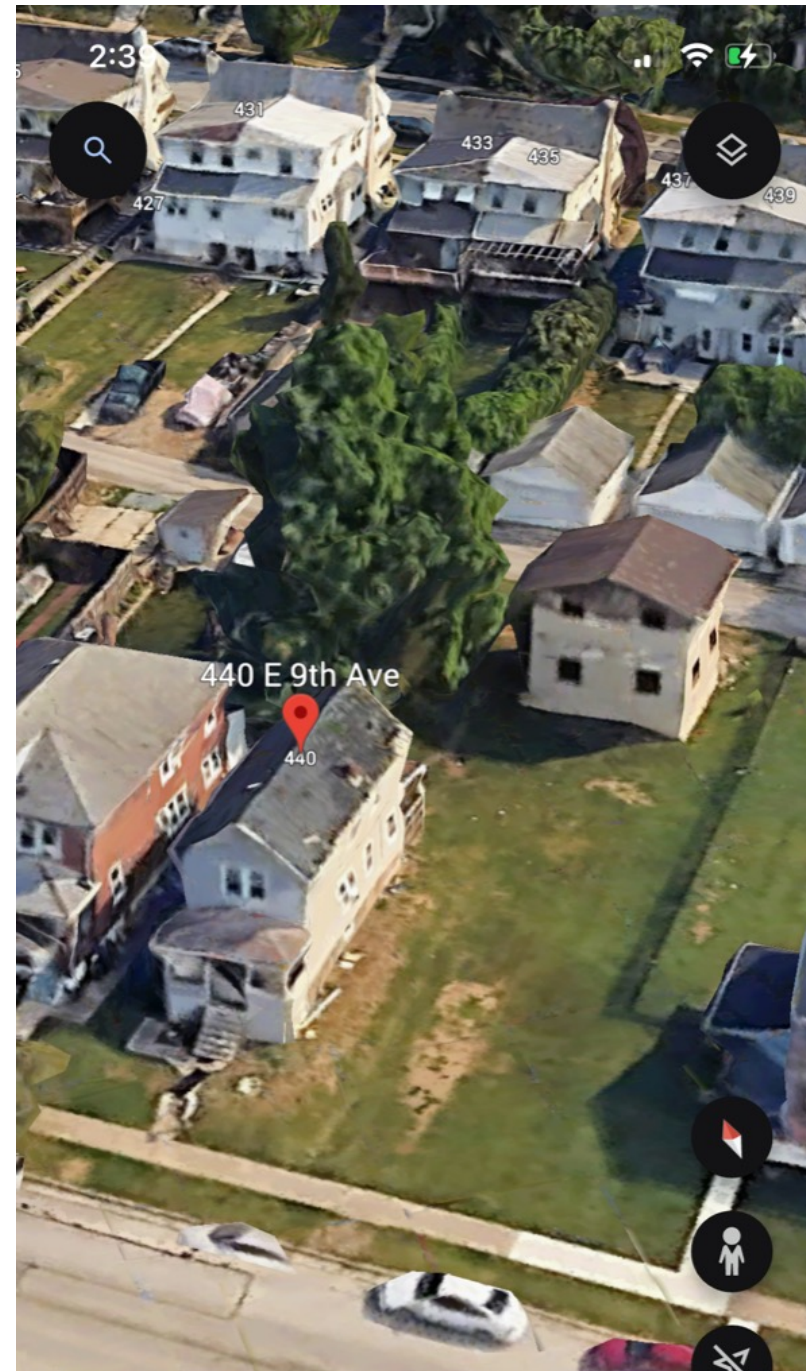
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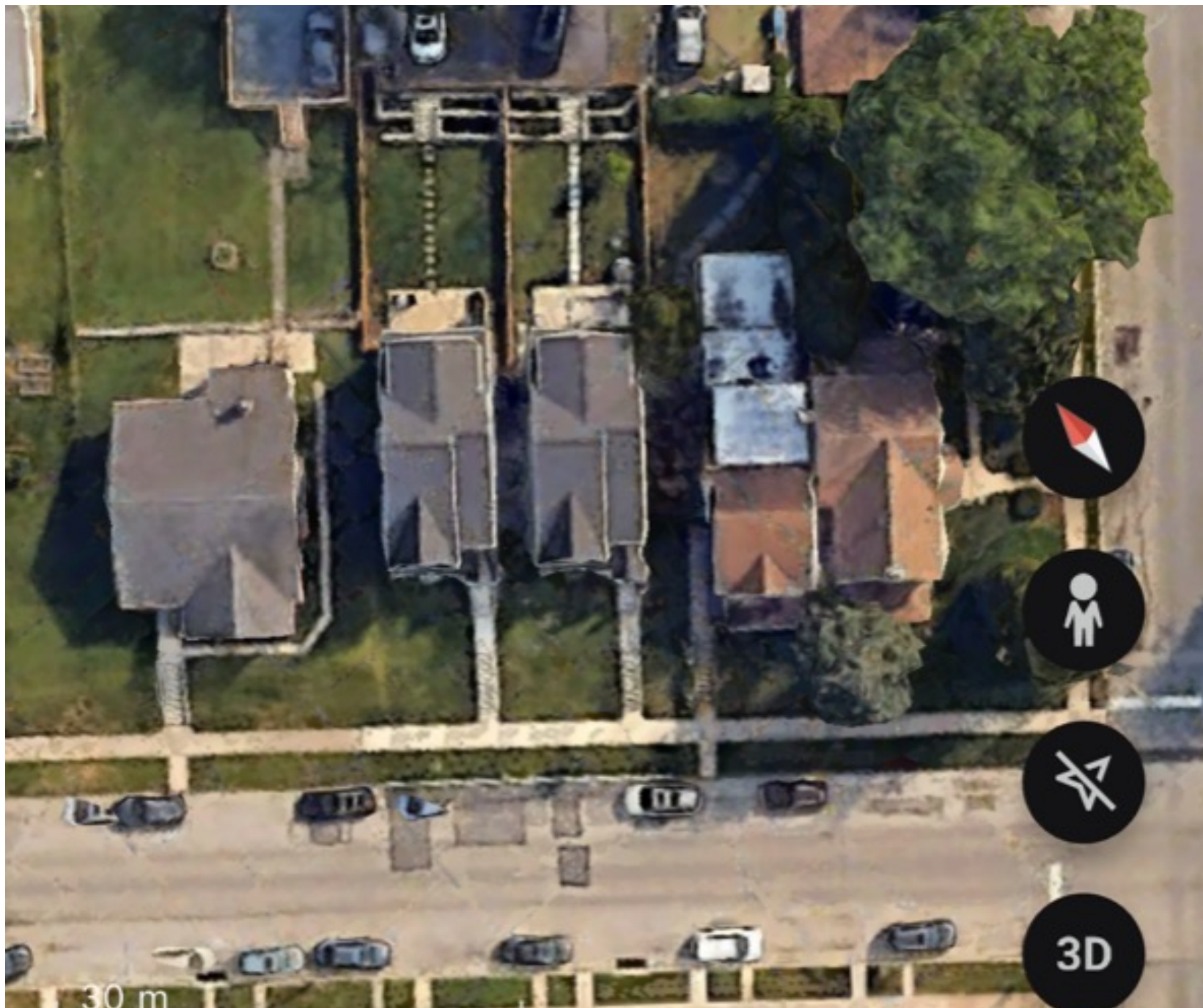
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# Applicant Request for County Review



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: 11/29/2024  
 Municipality: CONSHOHOCKEN BOROUGH  
 Proposal Name: 440 EAST 9TH AVENUE  
 Applicant Name: CATANIA CONSTRUCTION, LLC  
 Address: 4121 PILGRIM ROAD  
 City/State/Zip: PLYMOUTH MEETING, PA 19422  
 Phone: 484-368-7478  
 Email: KCATANIA@COMCAST.NET

Applicant's Representative: MARK S. DANEK, ESCQ.  
 Address: 100 FOUR FALLS CORPORATE CENTER - SUITE 1-210  
 City/State/Zip: W. CONSHOHOCKEN, PA 19428  
 Business Phone (required): 484-344-5429  
 Business Email (required):

## Type of Review Requested:

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

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

## Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

## Type of Submission:

- New Proposal
- Resubmission\*

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

## Zoning:

Existing District: BR-1  
 Special Exception Granted Yes No  
 Variance Granted Yes No For

## Plan Information:

Tax Parcel Number(s)  
 05-00-06904-00-3  
 Location: 440 EAST 9TH AVENUE  
 Nearest Cross Street: RIGHTER STREET  
 Total Tract Area: 8,400 SF (0.1928 AC.)  
 Total Tract Area Impacted By Development: 8,400  
 (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	2	1				
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

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

## Additional Information:

VARIANCE ALREADY GRANTED FOR 30' WIDE LOTS (2) IN-STEAD OF 40' WIDE.



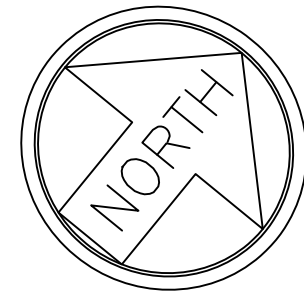
LEGEND:	EXISTING	PROPOSED
BUILDINGS		
CONCRETE		
IRON PINS		
CONCRETE CURB		
DEPRESSED CURB		
CYCLONE FENCE		
PROPERTY LINE		
WATER SERVICE		
SANITARY LATERAL		
WATER VALVE		
FIRE HYDRANT		
UTILITY POLE		
CONCRETE MONUMENT		

**SOIL LEGEND:**

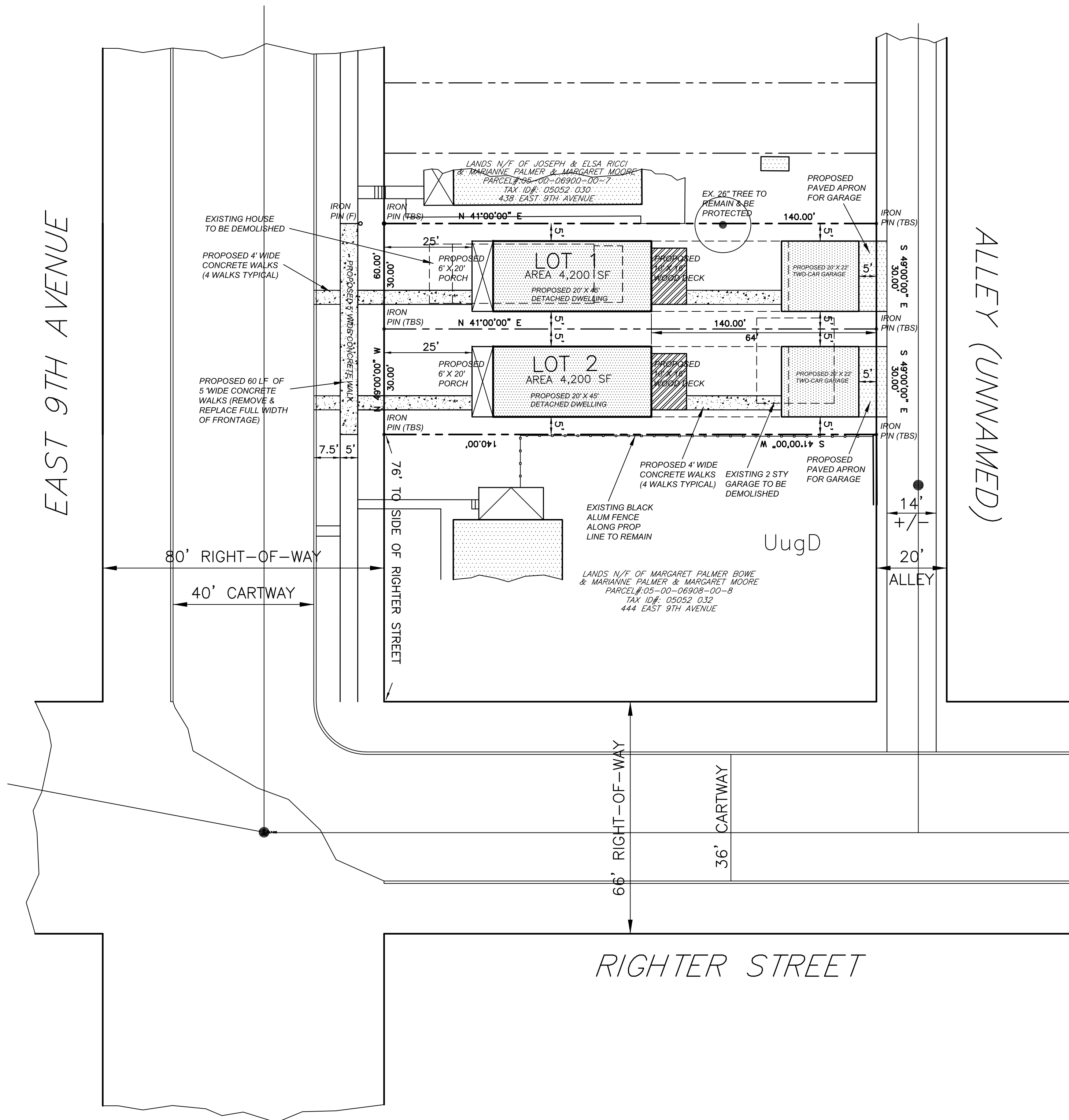
SOIL SYMBOL	SOIL NAME & DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK
UugD	URBAN LAND- UDORPHENTS SOFT & GREYS COMPLEX 8 TO 25 PERCENT SLOPES	60"	10" - 99"

# PROPOSED TWO LOT MINOR SUBDIVISION

LOT AREA  
8,400 SF (0.1928 AC)



**NOTE:**  
EXISTING DWELLING,  
GARAGE, PORCHES,  
WALKWAYS & STEPS  
ALL TO BE DEMOLISHED  
& REMOVED



**IMPERVIOUS CALCULATIONS - PROPOSED LOT 1**

PROPOSED HOUSE & PORCH	1,020 SQ. FT.
PROPOSED GARAGE	440 SQ. FT.
PROPOSED WALKS	208 SQ. FT.
PROPOSED PAVING	100 SQ. FT.

TOTAL BUILDING COVERAGE	1,460 SQ. FT. / 4,200 SF. = 34.8 %
TOTAL IMPERVIOUS	1,768 SQ. FT. / 4,200 SF. = 42.1 %

**IMPERVIOUS CALCULATIONS - PROPOSED LOT 2**

PROPOSED HOUSE & PORCH	1,020 SQ. FT.
PROPOSED GARAGE	440 SQ. FT.
PROPOSED WALKS	208 SQ. FT.
PROPOSED PAVING	100 SQ. FT.

TOTAL BUILDING COVERAGE	1,460 SQ. FT. / 4,200 SF. = 34.8 %
TOTAL IMPERVIOUS	1,768 SQ. FT. / 4,200 SF. = 42.1 %

**ZONING REQUIREMENTS**

ZONED "BR1" - RESIDENTIAL - SINGLE-FAMILY DETACHED DWELLING

	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
MINIMUM LOT AREA	4,000 SQ.FT.	4,200 SF	4,200 SF
MINIMUM LOT WIDTH	40 FT.	30 FT.*	30 FT.*
MINIMUM FRONT YARD	25 FT.OR CONFORM.	25.0 FT.	25.0 FT.
MINIMUM SIDE YARD	2 @ 5' EACH	5.0' & 5.0'	5.0' & 5.0'
MINIMUM REAR YARD	25 FT.	64 FT.	64 FT.
MAXIMUM BUILDING HT	35 FT.	<35 FT.	<35 FT
MAXIMUM BLDG COVER.	35 %	34.8 %	34.8 %
MAXIMUM IMPERV COVER.	60 %	42.1 %	42.1 %

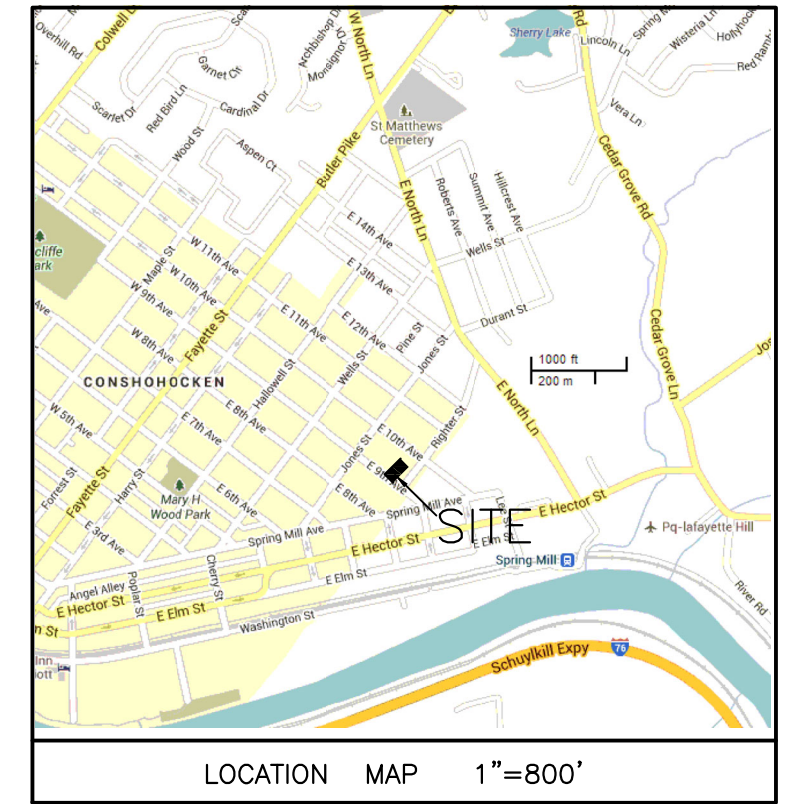
\* VARIANCE GRANTED

**VARIANCE GRANTED**

APPLICANT HAS BEEN GRANTED A VARIANCE FROM SECTION 27-1005.B. TO ALLOW A MINIMUM LOT WIDTH OF 30' WIDE FOR EACH LOT IN-LIEU OF THE REQUIRED 40' WIDE FOR A SFDD.

**GENERAL NOTES**

- BOUNDARY AND TOPOGRAPHIC SURVEY TAKEN FROM A SURVEY PERFORMED BY GME ENGINEERING ON JULY 30, 2024.
- TOPOGRAPHY SURVEY BASED ON AN ASSUMED BENCHMARK RIM OF EXISTING SANITARY MANHOLE IN ALLEY. ASSUMED ELEVATION = 100.00
- A PA-ONE CALL HAS BEEN PERFORMED BY THIS OFFICE ON 02/18/22. THE SERIAL NO. IS 2024-3312363
- LOTS ARE TO BE SERVICED BY PUBLIC WATER.
- LOTS ARE TO BE SERVICED BY PUBLIC SEWER.
- APPLICANT SHALL INSTALL SANITARY SEWER LATERALS AS PER BOROUGH SEWER AUTHORITY AND BOROUGH STANDARDS.
- APPLICANT SHALL PROVIDE ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE FACILITIES BY AN AERIAL CONNECTION FROM THE NEW HOMES TO THE EXISTING OVERHEAD LINES ON E 9TH AVENUE IN ACCORDANCE WITH THE PREVAILING STANDARDS & PRACTICES OF THE UTILITY AND OTHER COMPANIES PROVIDING SUCH SERVICE.
- SOILS ON THE SITE ARE TAKEN FROM THE NRCS WEBSOILSURVEY SITE.
- PROPERTY IS TAX BLOCK 052 - UNIT 031, 050 & 063 AND THE TOTAL LOT AREA IS 8,400 SQ. FT. (0.1928 AC.)
- CURRENT OWNER IS:  
CATANIA CONSTRUCTION, LLC  
4171 PILGRAM ROAD  
PLYMOUTH MEETING, PA 19462
- THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE BOROUGH IS PROHIBITED.
- THE PERMIT HOLDER WILL NOTIFY THE BOROUGH ENGINEER IN ORDER TO OBTAIN INSPECTIONS AT LEAST 48 HOURS BEFORE THE INSPECTION IS TO BE MADE FOR INITIAL INSPECTION, ROUGH GRADING, DRAINAGE FACILITIES, BMP'S, SPECIAL STRUCTURES AND FINAL INSPECTION.
- THE APPLICANT IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWNSHIP SHADE TREE COMMISSION PRIOR TO START OF CONSTRUCTION. ALL EXISTING TREES (3) ON-SITE ARE TO REMAIN AND SHALL BE PROTECTED WITH FENCING DURING CONSTRUCTION. TWO(2) STREET TREES ARE PROPOSED ALONG THE STREET.



I, KEITH CATANIA, BEING A MEMBER OF CATANIA CONSTRUCTION, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY (THE "COMPANY") CERTIFY THAT THE COMPANY IS THE OWNER OF THE LAND DESIGNATED ON THIS PLAN AND THAT THE COMPANY DESIRES TO BE DULY RECORDED. WITNESS MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

CATANIA CONSTRUCTION, LLC

BY: KEITH CATANIA, MEMBER

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF MONTGOMERY: ss

ON THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED KEITH CATANIA, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF CATANIA CONSTRUCTION, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND THAT HE, AS SUCH MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN ON BEHALF OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS A MEMBER, THAT SAID LIMITED LIABILITY COMPANY IS THE OWNER OF THE DESIGNATED LAND, AND THAT THE LIMITED LIABILITY COMPANY DESIRES THE FOREGOING PLAN TO BE DULY RECORDED.

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

NOTARY PUBLIC (SEAL)  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

THIS IS TO STATE THAT THIS PLAN REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTATION SHOWN THEREON EXIST AS LOCATED AND THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

REGISTERED PROFESSIONAL SURVEYOR

REVIEWED BY CONSHOHOCKEN BOROUGH ENGINEER ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

TOWNSHIP ENGINEER DATE

APPROVED BY THE BOROUGH COUNCIL OF CONSHOHOCKEN ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

PRESIDENT

SECRETARY

RECORDED THIS \_\_\_ DAY OF \_\_\_, 20\_\_, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN HARRISTOWN, PENNSYLVANIA IN PLAN BOOK \_\_\_ PAGE \_\_\_

RECORDER

THIS IS TO STATE THAT THE LANDOWNER ACKNOWLEDGES THAT THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE TOWNSHIP. (BMP - SEEPAGE TRENCH UNDER DRIVEWAYS)

LANDOWNER/APPLICANT



SERIAL NO. 2024-3312363  
DESIGN STAGE ONLY



**CALL BEFORE YOU DIG**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND  
10 WORKING DAYS IN DESIGN  
STAGE - STOP AND CALL  
Pennsylvania One Call System, Inc  
1-800-242-1776

**PLAN INDEX**

SHEET 1 OF 5-	RECORD PLAN
SHEET 2 OF 5-	GRADING/IMPROVEMENTS PLAN
SHEET 3 OF 5-	LANDSCAPE PLAN
SHEET 4 OF 5-	EROSION CONTROL PLAN
SHEET 5 OF 5-	EXISTING CONDITIONS & DEMOLITION PLAN

MCPD NO.  
PROCESSED AND REVIEWED REPORT PREPARED BY  
MONTGOMERY COUNTY PLANNING COMMISSION IN  
ACCORDANCE WITH THE MUNICIPALITY PLANNING CODE.

CERTIFIED THIS DATE \_\_\_\_\_  
FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION  
MONTGOMERY COUNTY  
PLANNING COMMISSION NO.

PROPERTY ADDRESS:  
440 EAST 9TH AVE

TAX PARCEL NO.  
05-00-06904-00-3  
CONSHOHOCKEN BORO  
BLOCK 052 - UNIT 031  
DB 6169-PAGE 1312

APPLICANT:  
KEITH CATANIA  
4121 PILGRAM ROAD  
PLYMOUTH MEETING, PA  
19462  
484-368-7478

PREPARED FOR:  
**CATANIA CONSTRUCTION, LLC**  
440 EAST 9TH AVENUE  
CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY, PA

**RECORD PLAN**



**BORUSIEWICZ**  
SURVEYORS AND SITE PLANNERS  
718 GRAVEL PIKE  
COLLEGEVILLE, PA 19426  
610-941-7181 EMAIL TBORUSIEWICZ@AOL.COM

FILE NO.: BA2661

DATE: 11/26/2024

SCALE: 1 INCH = 20 FEET

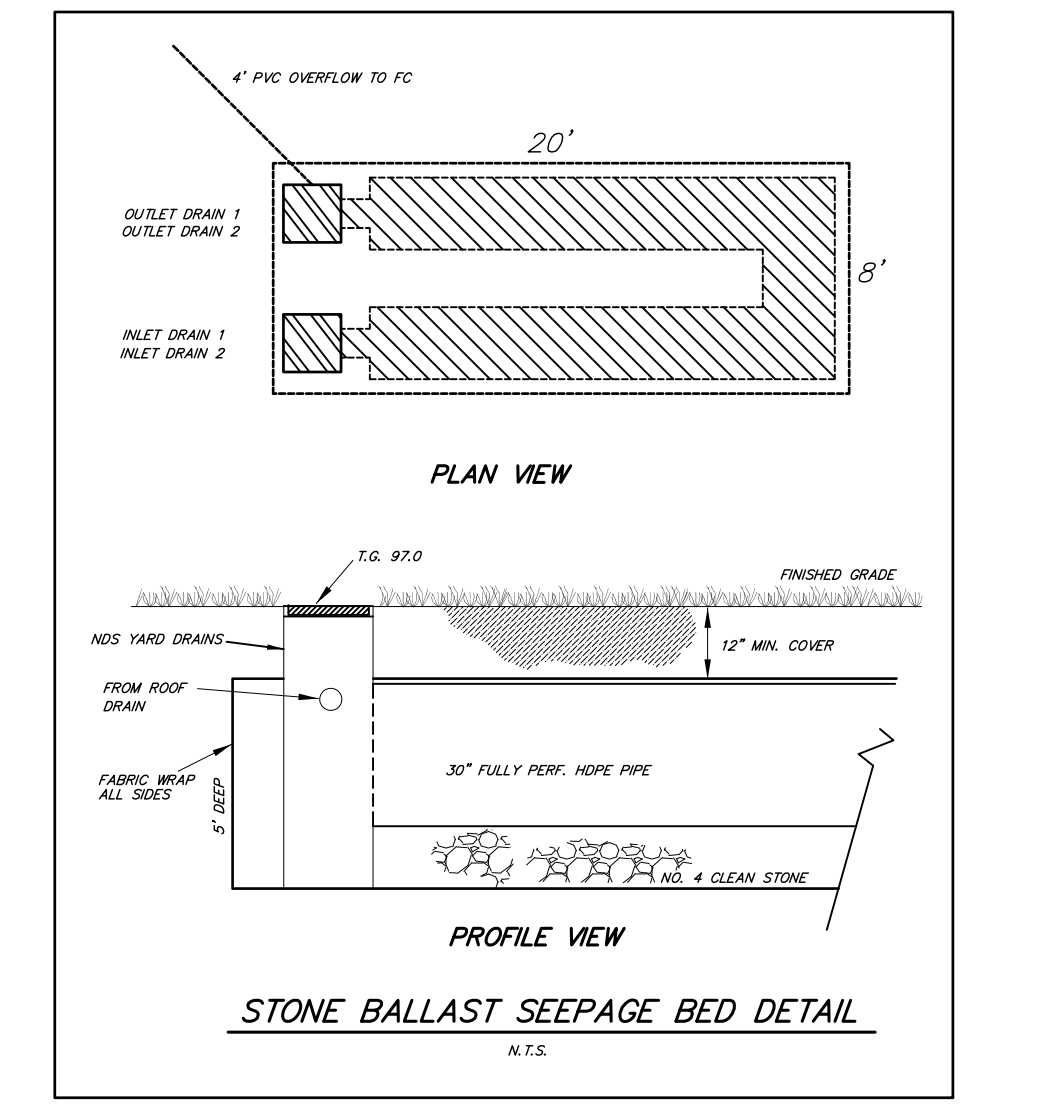
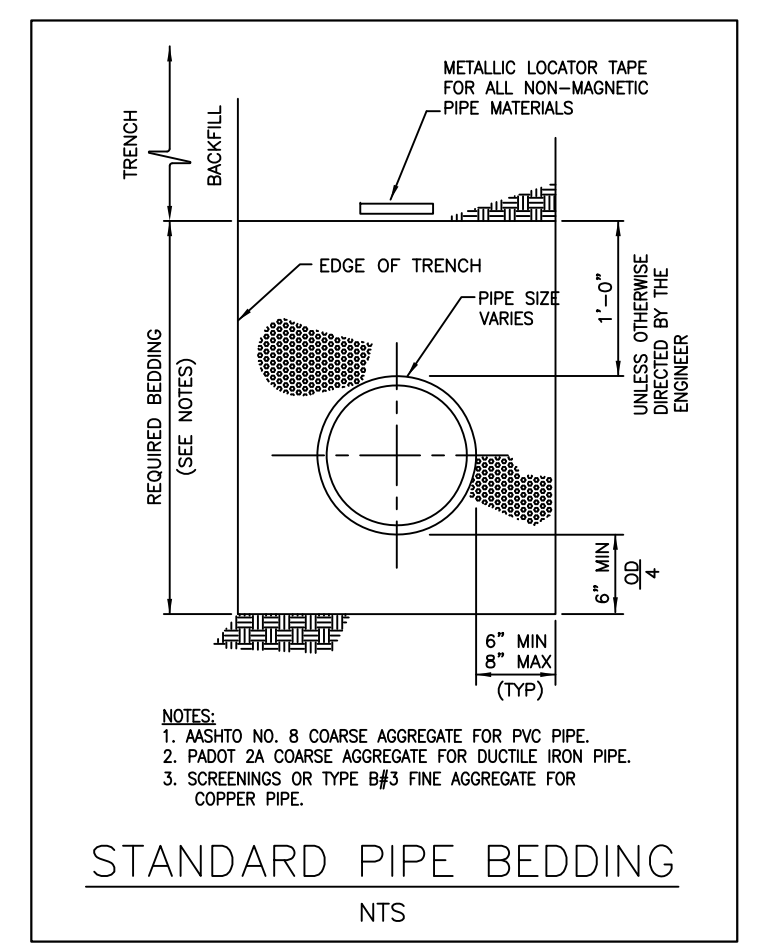
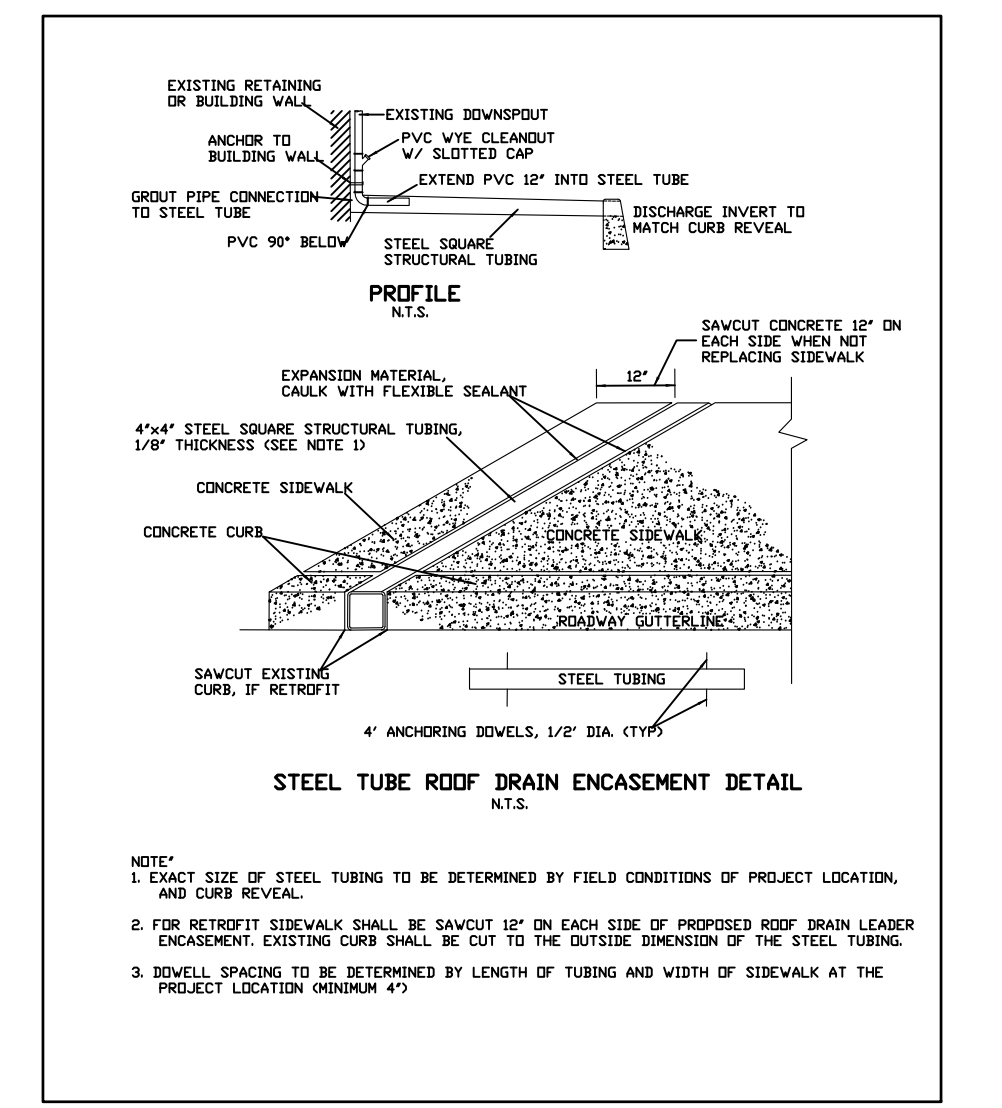
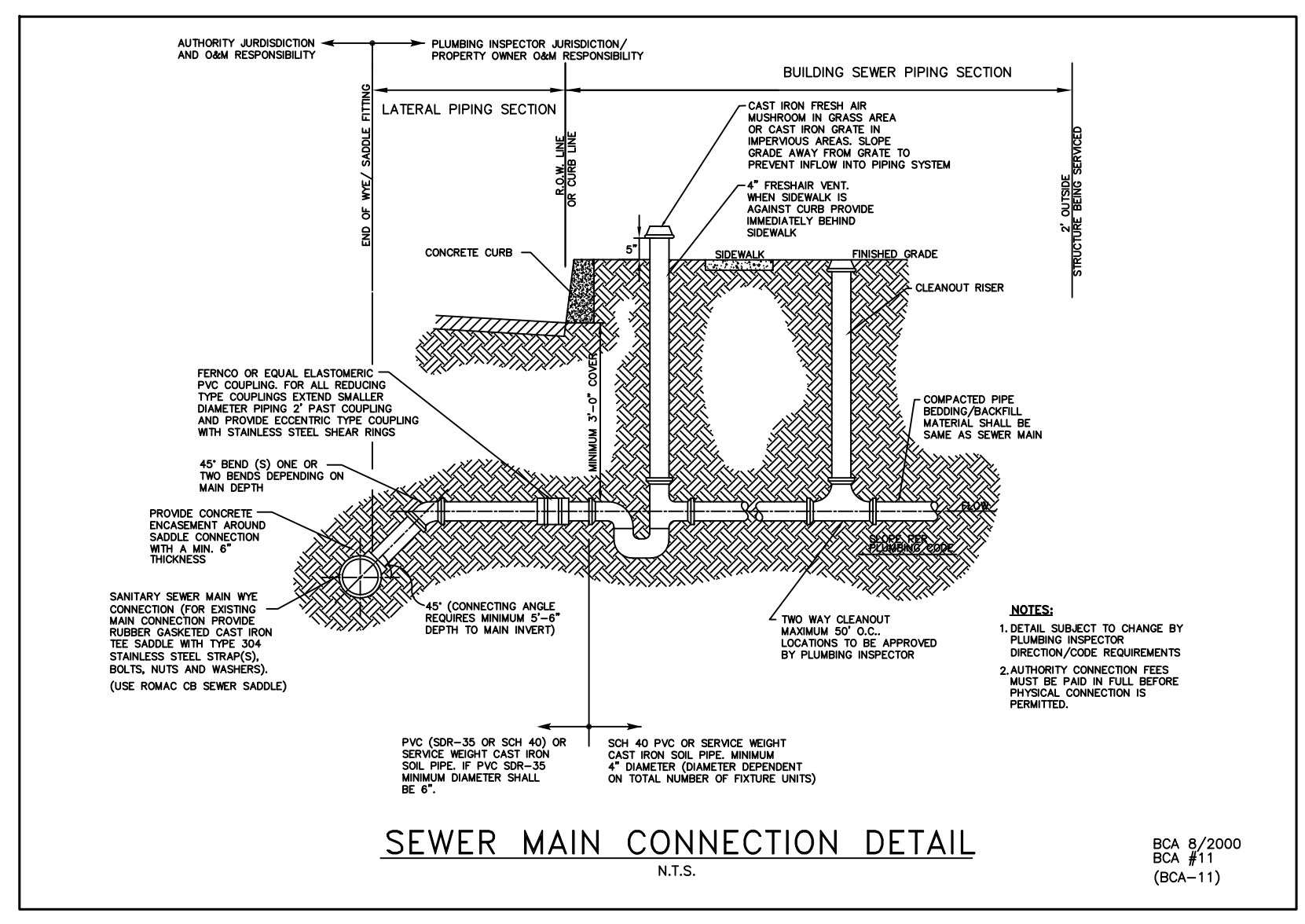
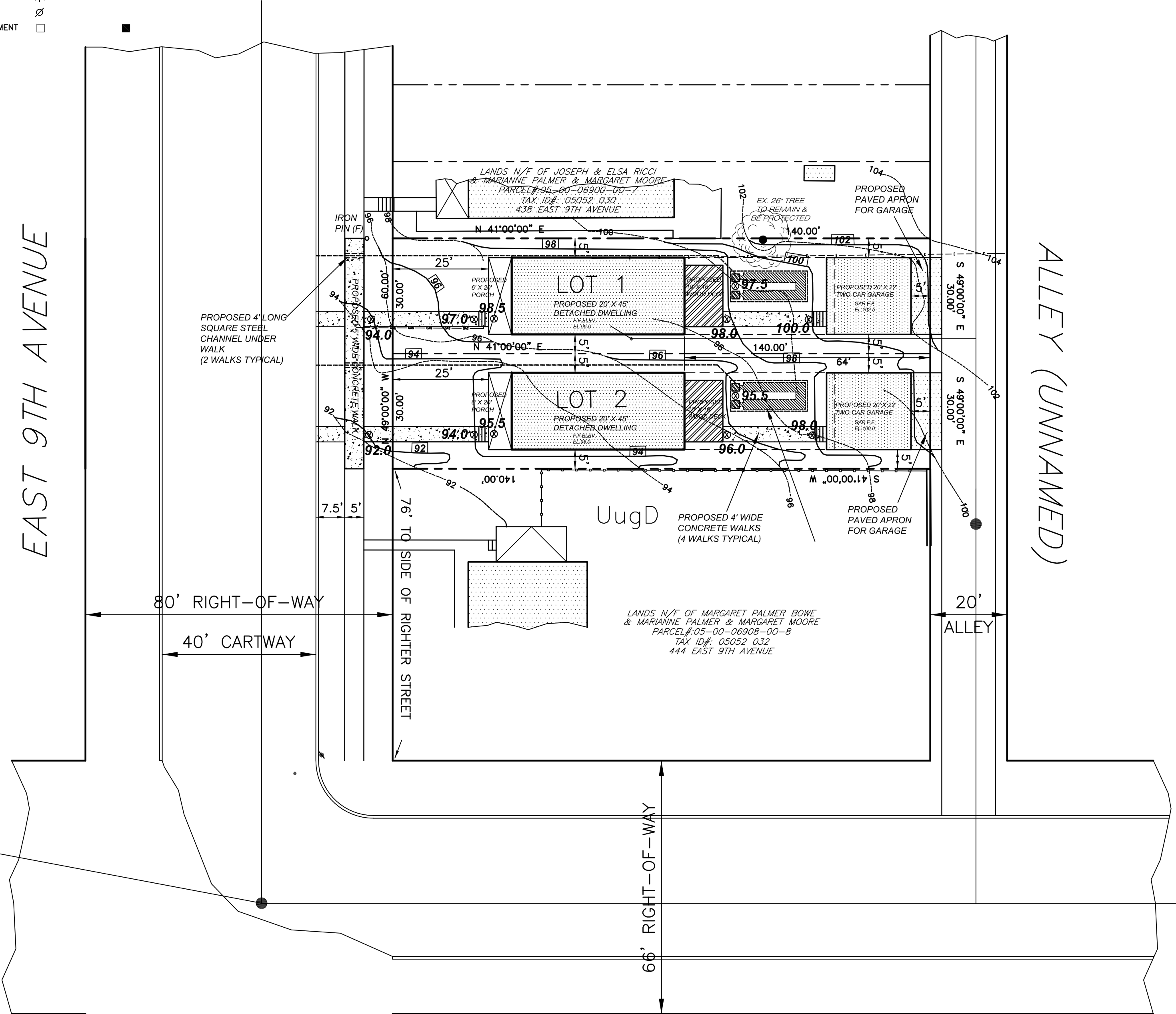
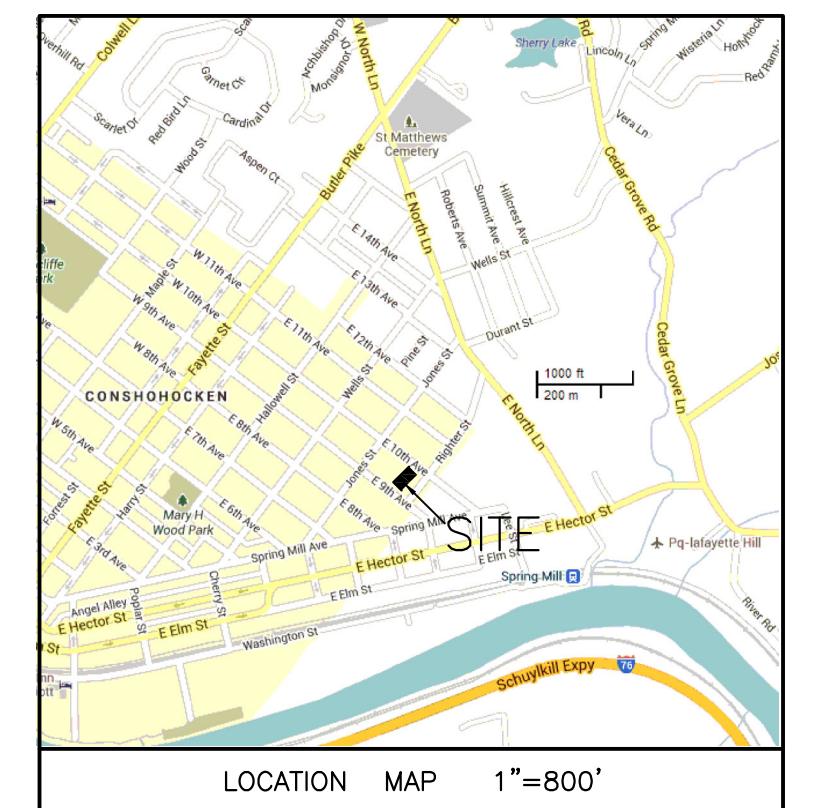
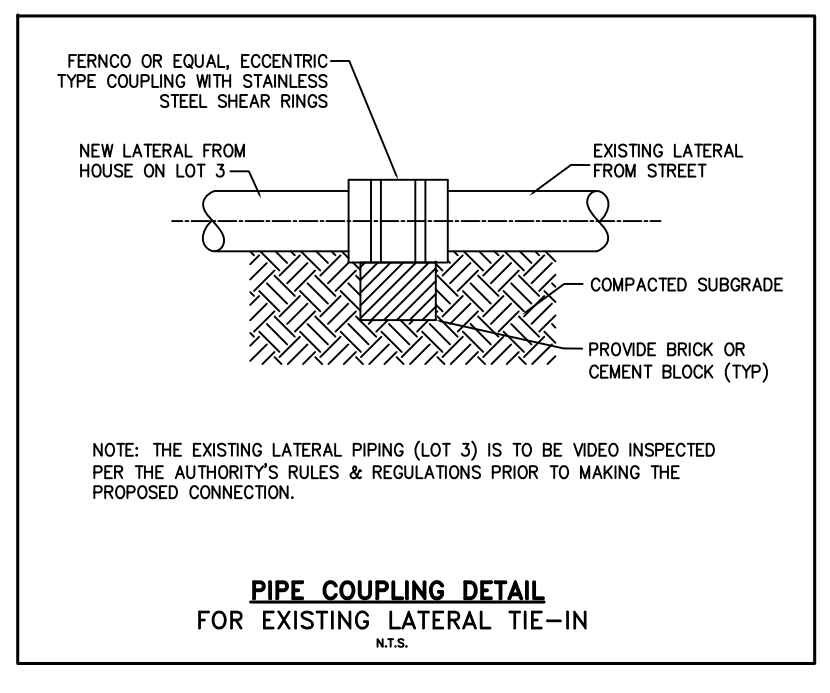
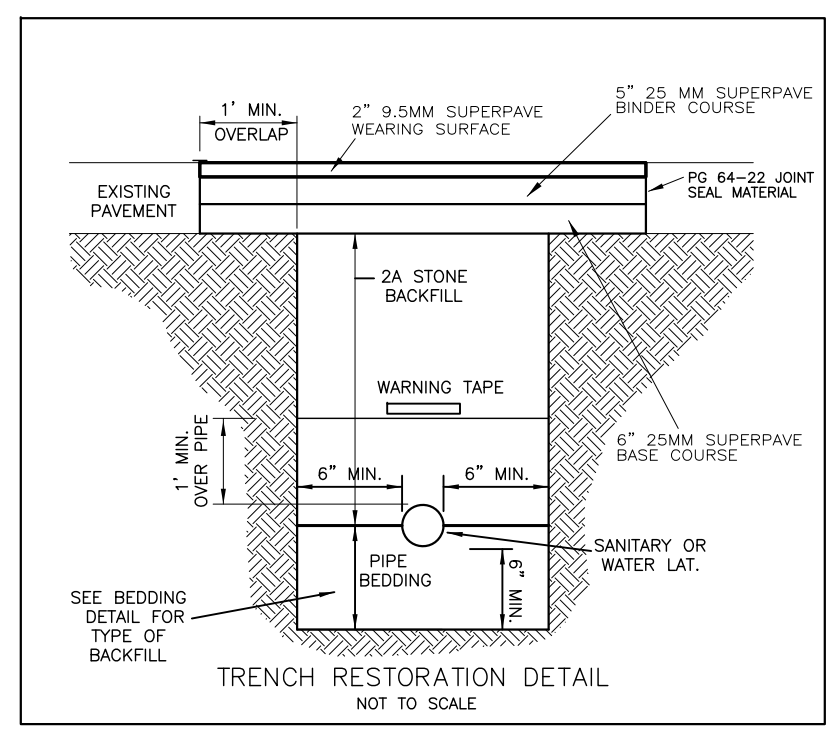
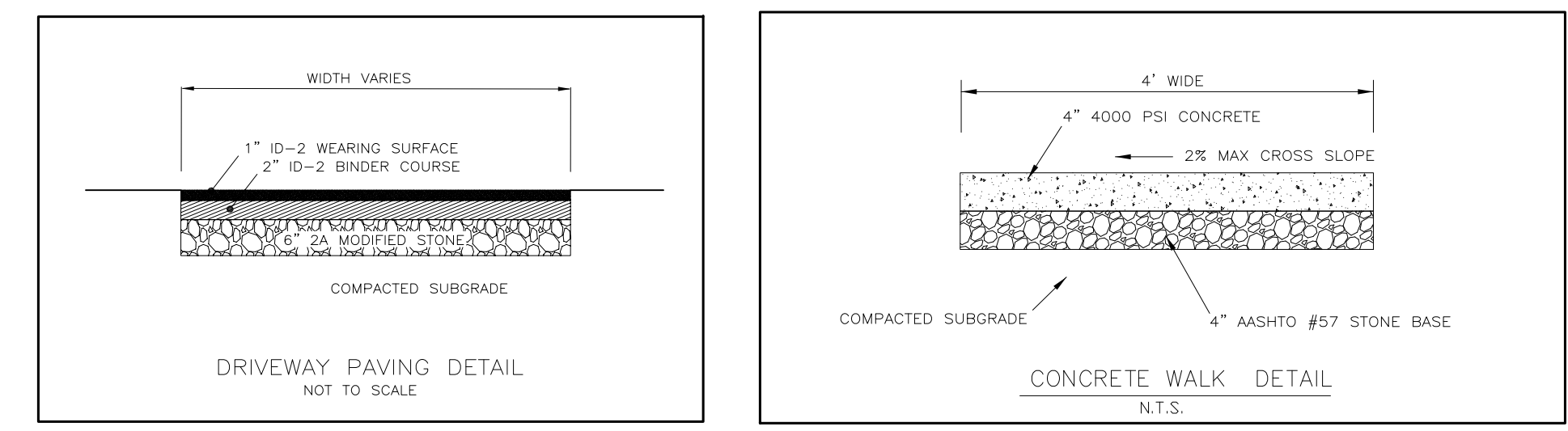
SHEET NO.: 1 OF 5



**LEGEND:**

	EXISTING	PROPOSED
SPOT ELEVATIONS	99.8	98.2
CONTOURS	108	104
BUILDINGS		
CONCRETE		
IRON PINS		
CONCRETE CURB		
DEPRESSED CURB		
CYCLONE FENCE		
PROPERTY LINE		
WATER SERVICE		
SANITARY LATERAL		
WATER VALVE		
FIRE HYDRANT		
UTILITY POLE		
CONCRETE MONUMENT		

**NOTE:**  
**EXISTING DWELLING,  
 GARAGE, PORCHES,  
 WALKWAYS & STEPS  
 ALL TO BE DEMOLISHED  
 & REMOVED**



**STANDARD SANITARY SEWER NOTES**

ALL WORK SHALL BE IN ACCORDANCE WITH WHITEMARSH TOWNSHIP AUTHORITY RULES AND REGULATIONS.

THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION MEETING WITH THE SEWER AUTHORITY AND THE TOWNSHIP'S ENGINEER AT LEAST ONE (1) WEEK PRIOR TO COMMENCING CONSTRUCTION.

ALL MATERIALS SHALL BE IN ACCORDANCE WITH DETAILS SHOWN. ANY DEVIATIONS SHALL BE SUBMITTED TO THE AUTHORITY FOR REVIEW.

BEFORE COMMENCING WORK THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATION OF ALL EXISTING TIE-IN MANHOLES.

PROVIDE MINIMUM 3.0 FEET OF COVER OVER ALL SEWER MAINS.

THE EXISTING SEWER MAIN SHALL NOT BE USED AS A CONSTRUCTION DRAIN.

PROVIDE FIVE (5) FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SEWER MAINS AND WATER MAINS.

ALL SEWER MAINS SHALL BE INSTALLED WITH THE AID OF A LASER.

ALL ABANDONED LATERALS EXTENDING ON TO THE SITE SHALL BE CAPPED IN THE PRESENCE OF THE TOWNSHIP PLUMBING INSPECTOR. WRITTEN CONFIRMATION TO BE PROVIDED TO THE TOWNSHIP SEWER AUTHORITY BY THE TOWNSHIP PLUMBING INSPECTOR.

AN AUTHORITY REPRESENTATIVE SHALL BE PRESENT FOR ALL WORK ASSOCIATED WITH THE CONNECTION OR RECONNECTION TO THE SANITARY SEWER MAIN EVEN IF A TOWNSHIP REPRESENTATIVE IS PRESENT.

SERIAL NO. 2024-3312363  
 DESIGN STAGE ONLY

**CALL BEFORE YOU DIG**  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP AND CALL

Pennsylvania One Call System, Inc  
 1-800-242-1776

**SOIL LEGEND:**

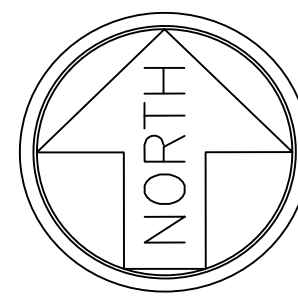
SOIL SYMBOL	SOIL NAME & DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK
UugD	URBAN LAND - UDDERTHENTS SOIST & ONES COMPLEX 8 TO 25 PERCENT SLOPES	60"	10" - 99"

**OPERATION & MAINTENANCE PLAN**

THE STORM SEEPAGE BEDS SHALL BE INSPECTED SEMI-ANNUALLY, AFTER SIGNIFICANT RAINFALL EVENTS, OR AS NEEDED TO ASCERTAIN IF ANY SEDIMENT IS ENTERING THE SYSTEM. IF SEDIMENT IS ACCUMULATING ON THE FLOOR OF THE YARD DRAINS, IT SHALL BE CAREFULLY REMOVED AND PLACED ELSEWHERE ON THE SITE AND IMMEDIATELY STABILIZED WITH PERMANENT STABILIZATION MEASURES. REMOVE ANY ACCUMULATED DEBRIS THAT MAY BE CLOGGING THE DOWN SPOUT GOING INTO THE SEEPAGE BEDS. ANY BARE SPOTS SHALL BE REPAIRED IMMEDIATELY WITH PERMANENT VEGETATION. ALL GUTTERS SHALL BE EQUIPPED WITH LEAF GUARDS OR CLEANED AS REQUIRED. ALL ROOF PIPING SHALL BE INSPECTED SEMI-ANNUALLY, AFTER SIGNIFICANT RAINFALL EVENTS, OR AS NEEDED TO ASCERTAIN THAT THEY ARE NOT CLOGGED.

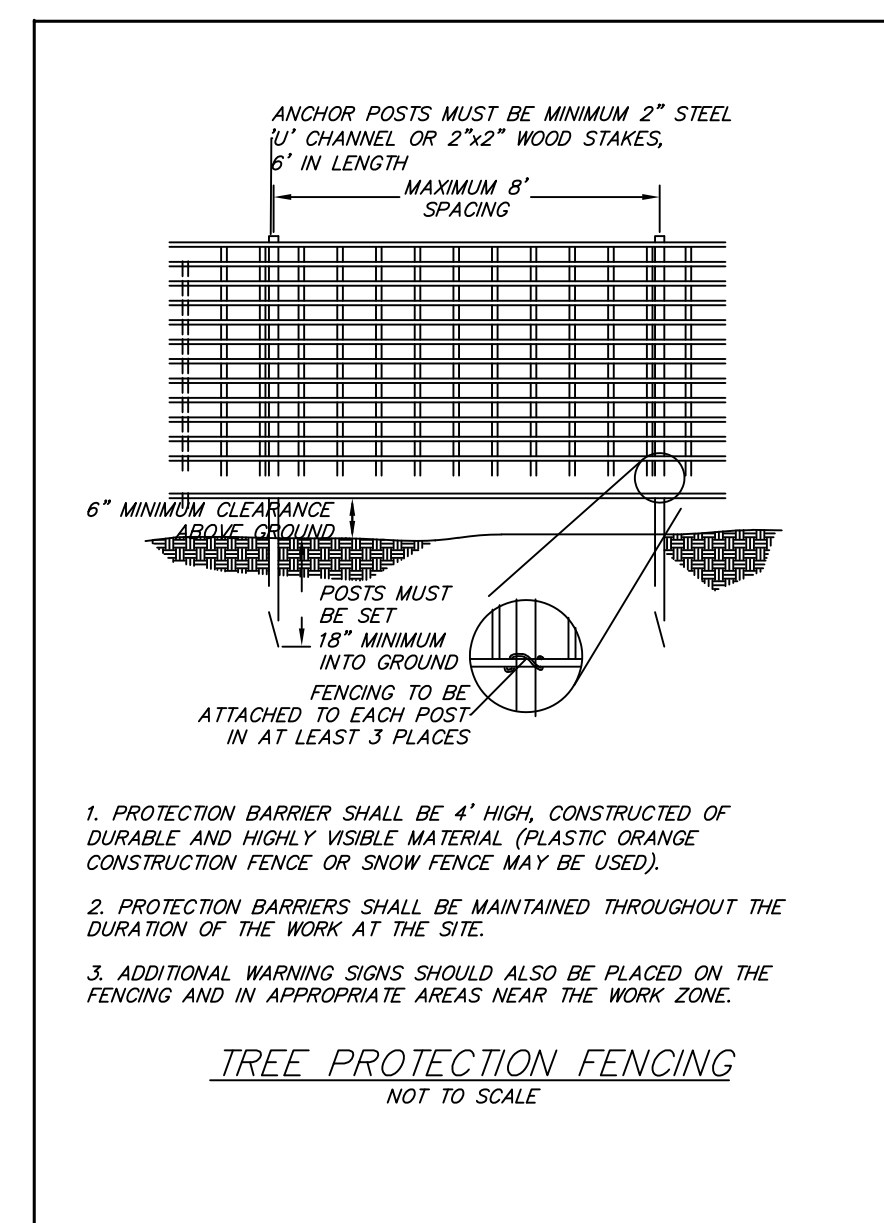
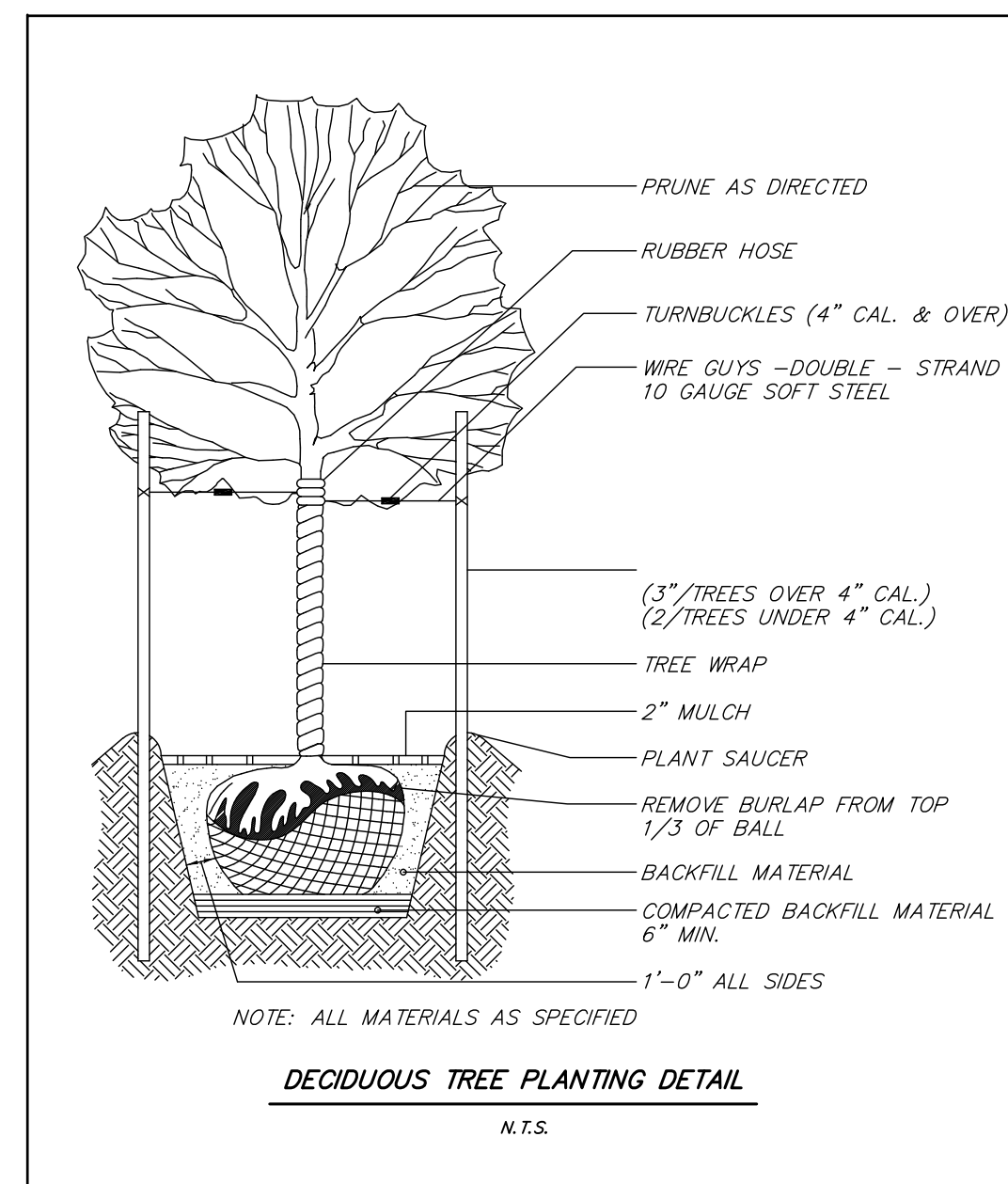
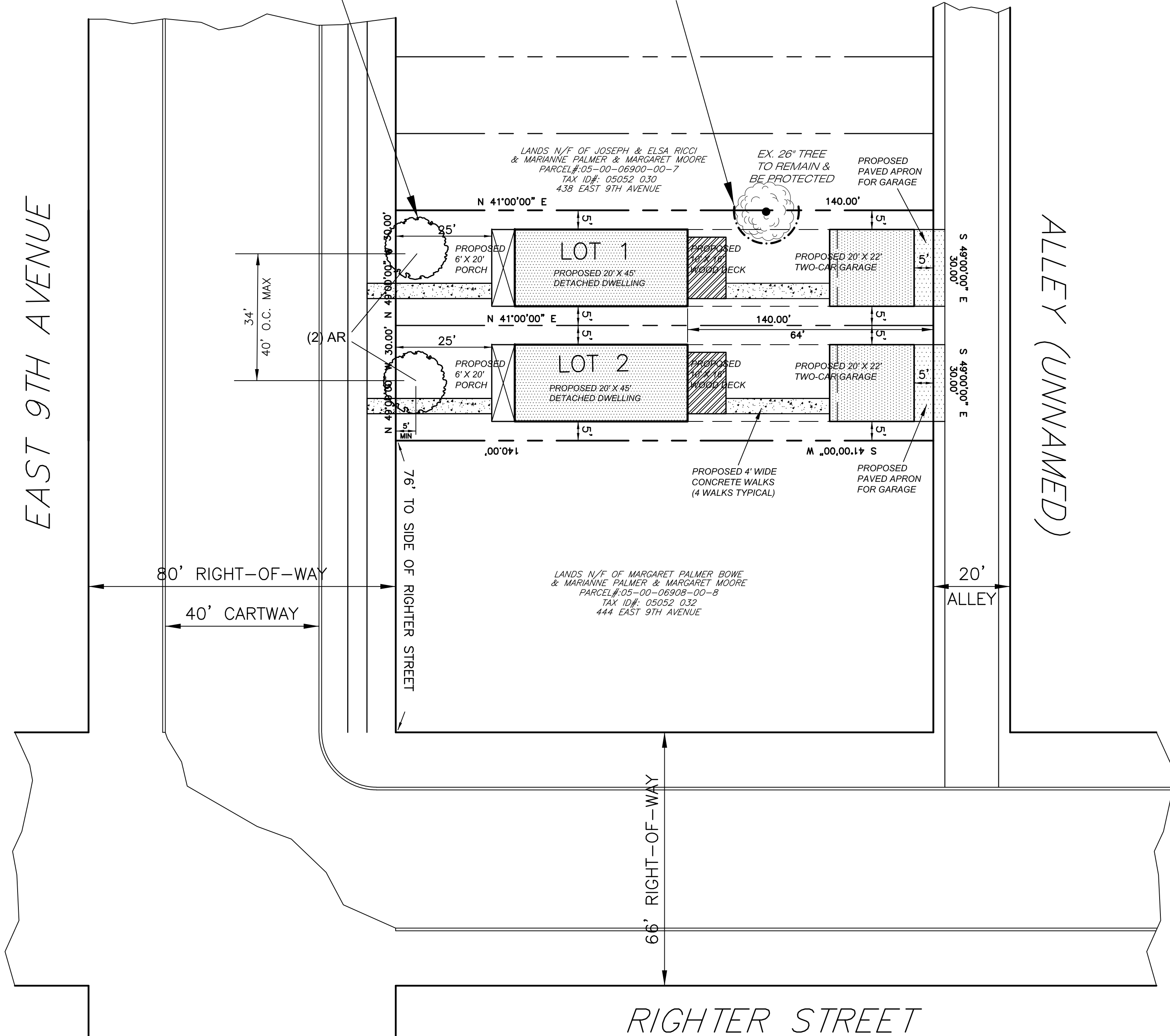
APPLICANT: KEITH CATANIA 4121 PILGRAM ROAD PLYMOUTH MEETING, PA 19462 215-669-4917	PREPARED FOR: <b>CATANIA CONSTRUCTION, LLC</b> 440 EAST 9TH AVENUE WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA		
<b>GRADING/IMPROVEMENTS PLAN</b>			
 <b>BORUSIEWICZ</b> SURVEYORS AND SITE PLANNERS 718 GRAVEL PIKE COLLEGEVILLE, PA 19426 610-941-7181 EMAIL: TBORUSIEWICZ@AOL.COM			
FILE NO.: BA2661	DATE: 11/26/2024	SCALE: 1 INCH = 20 FEET	SHEET NO.: 2 OF 5





**PROPOSED STREET TREES (2 TOTAL)**  
(PLACED 40' ON CENTER MAX)  
(SEE PLANTING DETAIL THIS SHEET)

**PROPOSED TEMPORARY TREE PROTECTION FENCING**  
(SEE DETAIL THIS SHEET)



- PLANTING NOTES:**
1. ALL EXISTING VEGETATION IS TO BE PROTECTED FROM DAMAGE UNLESS THEY ARE LABELED "TO BE REMOVED". PROVIDE, INSTALL AND MAINTAIN WOODCHIP TREE ROOT PROTECTION AND TREE PROTECTION FENCING AT A MINIMUM OF 15' FROM CANOPY/DRIPLINE, AS SHOWN ON THE PLANS AND DETAILS FOR THE LIFE OF THE WORK OR UNTIL EQUIPMENT ACCESS IS NO LONGER NEEDED. REPAIR OR REPLACE DAMAGED MATERIALS WITH COMPARABLE MATERIALS AS DETERMINED BY LANDSCAPE ARCHITECT, AT NO EXPENSE TO THE OWNER.
  2. CONTRACTOR TO CALL PA ONE CALL PRIOR TO ANY SITE DISTURBANCE. CONTRACTOR IS LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC AND PRIVATE UTILITIES, WATER AND SEWER LINES. TREES SHALL BE LOCATED A MINIMUM OF TEN (10) FEET FROM UTILITY LINES.
  3. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND AS PER CURRENT EDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK.
  4. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) FULL YEARS AFTER THE DATE OF ACCEPTANCE. UNSATISFACTORY PLANT MATERIAL (IN THE OPINION OF THE LANDSCAPE ARCHITECT) SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
  5. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPED AREAS DURING THE WARRANTY PERIOD, WHICH RESPONSIBILITY SHALL INCLUDE WATERING, CLEANING OF WEEDS AND DEBRIS, PRUNING AND TRIMMING, REPLACEMENT OF DEAD OR DISEASED PLANTINGS, AND FERTILIZING TO MAINTAIN HEALTHY GROWTH.
  6. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THIS SHALL APPLY TO SUBSTITUTIONS OF SPECIES, SIZE AND QUANTITY.
  7. PLACE TOPSOIL TO A DEPTH OF 6" AT LAWNS AND 12" AT PLANT BEDS, AS NEEDED TO BRING LAWNS AND PLANTING BEDS TO THE GRADES AS SHOWN ON THE PLANS. TILL AND RAKE TO A SMOOTH, EVEN GRADE CONFORMING TO A DEPTH OF 18" AT THE REQUIREMENTS OF THE GRADING PLANS. REMOVE ROCKS, STONES AND DEBRIS WITH DIMENSION EXCEEDING 3/4 INCH. PROVIDE AND INCORPORATE ORGANIC MATTER THROUGHOUT PRIOR TO PLANTING. NO TOPSOIL IS TO BE REMOVED FROM THE SITE.
  8. ALL LANDSCAPE AREAS TO BE MULCHED WITH 3" OF TRIPLE-SHREDDED BARK MULCH, NOT TO COME INTO CONTACT WITH THE STEMS OR TRUNKS OF THE PLANTS.
  9. ALL DISTURBED AREAS NOT OTHERWISE PLANTED ARE TO BE SEEDED WITH THE FOLLOWING SEED MIXTURE: 60% IMPROVED KENTUCKY BLUEGRASS VARIETIES (PROVIDE A MINIMUM OF 2 AND A MAXIMUM OF 5 VARIETIES, WITH NO MORE THAN 50), 25% IMPROVED CHEWINGS TYPE FESCUE (PROVIDE A MINIMUM OF 1 AND A MAXIMUM OF 3 VARIETIES), 15% IMPROVED PERENNIAL RYEGRASS VARIETIES (PROVIDE A MINIMUM OF 1 AND A MAXIMUM OF 3 VARIETIES). CONTRACTOR IS TO VERIFY SEEDING QUANTITY PRIOR TO BID.
  10. THE LANDSCAPE CONTRACTOR SHALL STAKEOUT PLANT LOCATIONS IN THE FIELD, INCLUDING ALL TREES AND MARK THE OUTLINES OF SHRUB BEDS AND MAJOR PLANTS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE SHALL OBSERVE THESE LOCATIONS FOR APPROVAL PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS AS REQUESTED BY THE LANDSCAPE ARCHITECT. NOTIFY THE LANDSCAPE ARCHITECT AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE FOR REVIEW OF STAKING.
  11. NO DECIDUOUS SHADE TREES WILL BE LOCATED CLOSER THAN TEN (10) FEET TO SANITARY SEWER OR WATER FACILITIES.
  12. NO PLANTS, EXCEPT GROUND COVER SHALL BE PLANTED LESS THAN TWO (2) FEET FROM A STRUCTURE, WALK OR CURBLINE.
  13. IF EXISTING TREES 6"+ IN CALIPER ARE REMOVED FROM THE SITE, REPLACEMENT TREES (MIN. 3.5" CAL.) MUST BE PROVIDED.

**SOIL LEGEND:**


SOIL SYMBOL	SOIL NAME & DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK
UugD	URBAN LAND- UDORIENTEDS SCLIST & GNESS COMPLEX 8 TO 25 PERCENT SLOPES	60"	10' - 99"

**NOTE: NO TREES TO BE REMOVED**



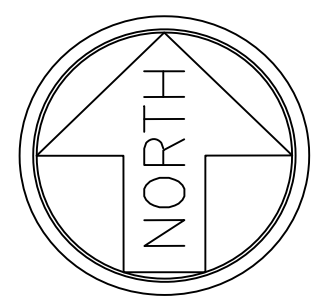
**PLANT LIST**

CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AR	2	ACER RUBRUM	RED MAPLE	3 1/2" CAL

APPLICANT: KEITH CATANIA 4121 PILGRIM ROAD PLYMOUTH MEETING, PA 19462 215-669-4917	PREPARED FOR: <b>CATANIA CONSTRUCTION, LLC</b> <b>440 EAST 9TH AVENUE</b> WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA		
<b>LANDSCAPING PLAN</b>			
 <b>BORUSIEWICZ</b> <b>SURVEYORS AND SITE PLANNERS</b> 718 GRAVEL PIKE COLLEGEVILLE, PA 19426 610-941-7181 EMAIL TBORUSIEWICZ@AOL.COM			
FILE NO.: BA2661	DATE: 11/26/2024	SCALE: 1 INCH = 20 FEET	SHEET NO.: 3 OF 5



LEGEND:	EXISTING	PROPOSED
BUILDINGS		
CONCRETE		
IRON PINS		
DEPRESSED CURB		
CYCLONE FENCE		
PROPERTY LINE		
WATER SERVICE		
SANITARY LATERAL		
WATER VALVE		
FIRE HYDRANT		
UTILITY POLE		
CONCRETE MONUMENT		
CONSTR. ENTRANCE		
SILT FENCE - 18" & 30"		
LIMIT OF DISTURBANCE		



**SOIL LEGEND:**

SOIL SYMBOL	SOIL NAME & DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK
UugD	URBAN LAND - UDRORTENTS SHEET & GNESS COMPLEX 5 TO 25 PERCENT SILTS	60"	10" - 99"

**SEEDING REQUIREMENTS**  
 ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED MUST BE SEEDED AND MULCHED IMMEDIATELY DURING NON-GERMINATING PERIODS. MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT FINISHED GRADE OR WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEEDED AND MULCHED THE TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEEDED AND MULCHED WITH THE PERMANENT SEED MIXTURE AND MULCH.

1. TEMPORARY SEEDING - PADOT FORMULA "B" FERTILIZER  
 9-20-20 @20 LBS./1000 SQ. FT.  
 10-5-5 @10 LBS./1000 SQ. FT.  
 LIME @4 TONS/1000 SQ. FT.

SEEDING MIXTURE  
 ANNUAL RYE GRASS @4 LBS./1000 SQ. FT.  
 MULCH (HAY) @3 TONS/1000 SQ. FT.  
 GERMINATING PERIOD MARCH 15 TO OCTOBER 15

2. PERMANENT SEEDING - PADOT FORMULA "B" FERTILIZER  
 9-20-20 @20 LBS./1000 SQ. FT.  
 10-5-5 @10 LBS./1000 SQ. FT.  
 LIME @4 TONS/1000 SQ. FT.

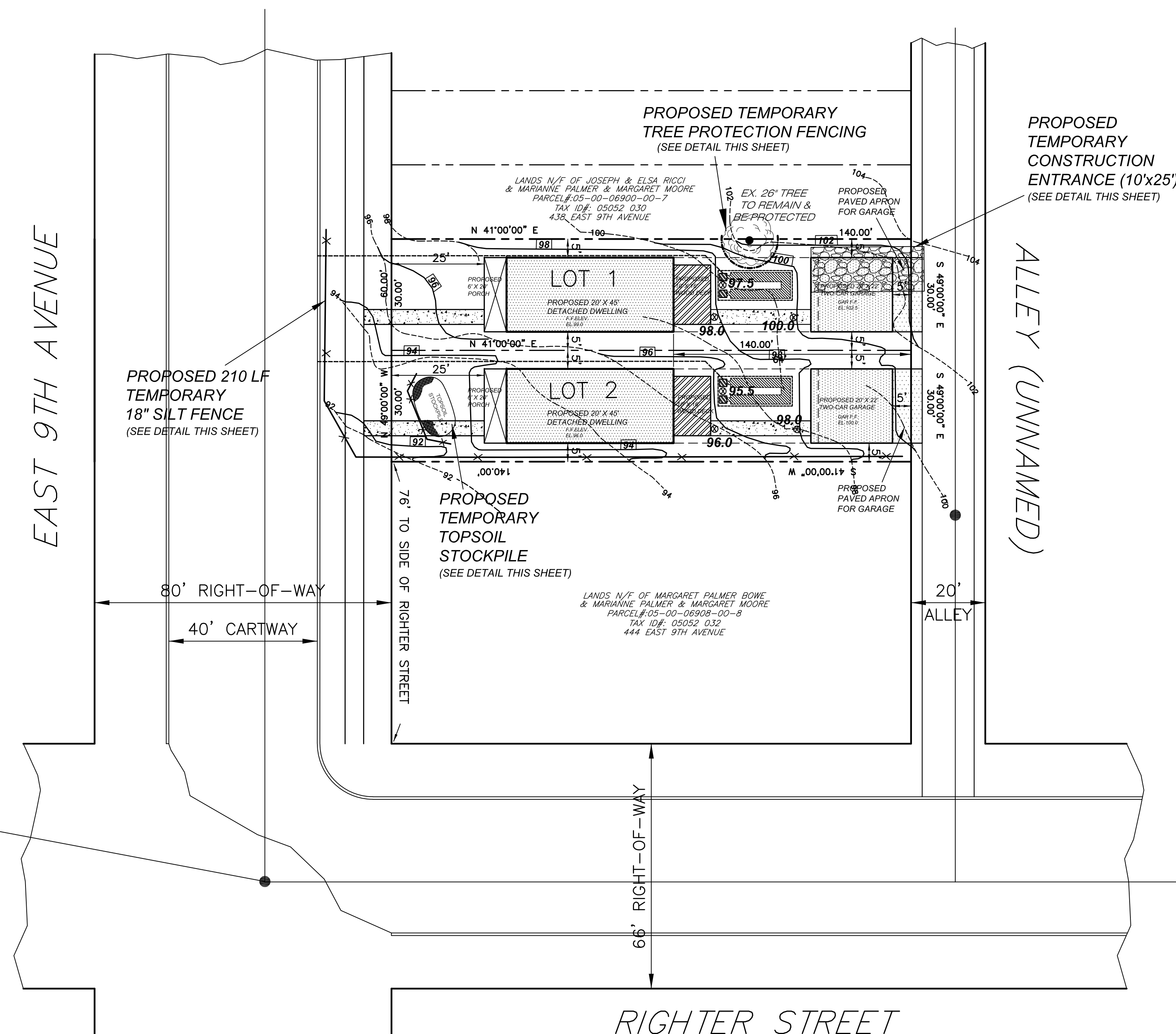
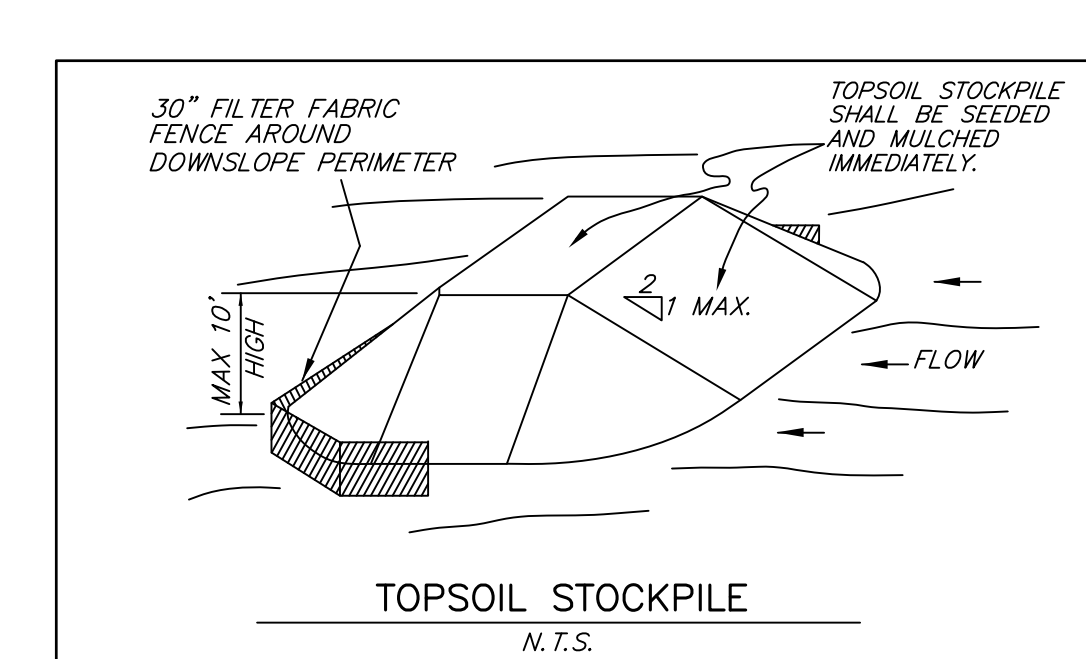
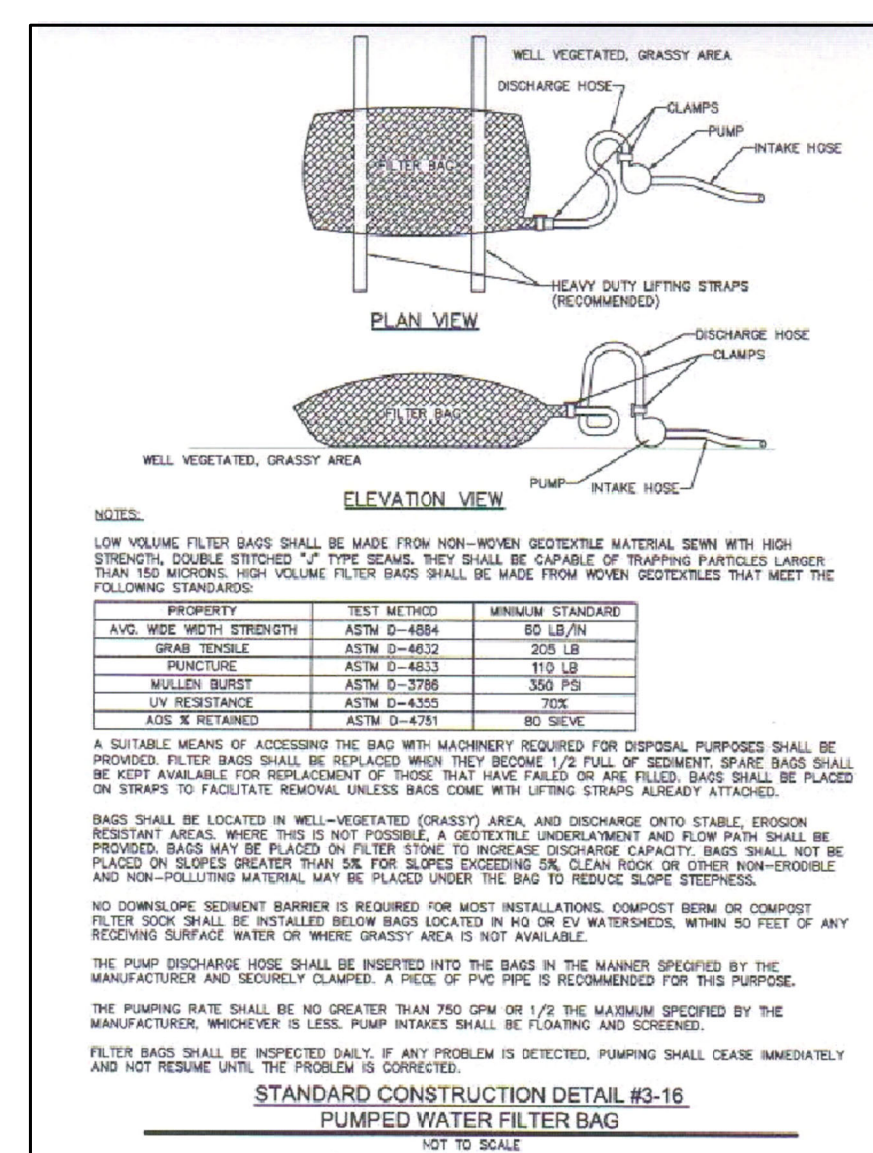
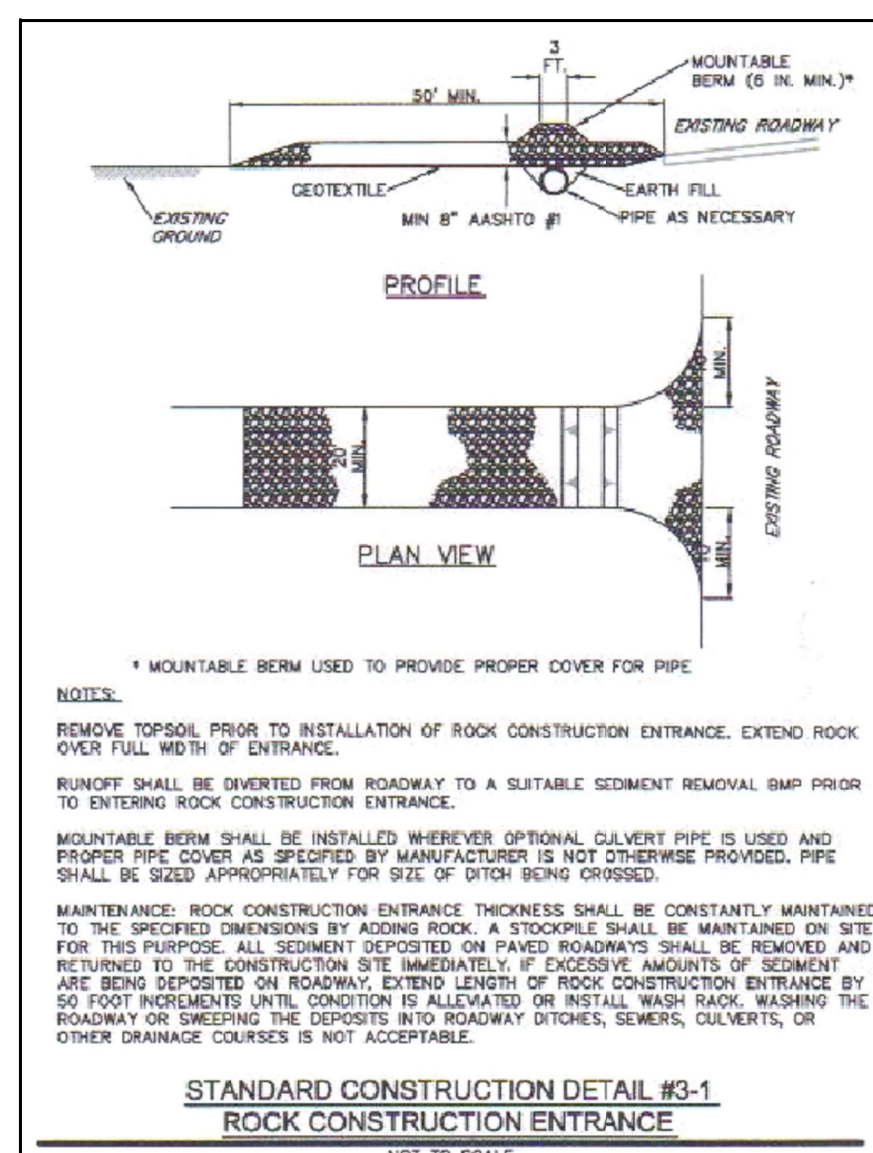
SEEDING MIXTURE  
 KENTUCKY BLUE GRASS @4 LBS./1000 SQ. FT.  
 PENN. BLUE GRASS 30%  
 PERENNIAL RYE GRASS 30%  
 MULCH (HAY) @3 TONS/ACRE  
 GERMINATING PERIOD MARCH 15 TO JUNE 1

3. SITE PREPARATIONS INCLUDES WORKING THE LIME AND FERTILIZER INTO THE TOP 2" OR MORE, IF POSSIBLE.

4. GRASS HAY AND CEREAL STRAW ARE PREFERRED MULCHES AND SHOULD BE APPLIED TO PRODUCE A LOOSE LAYER 0.75 TO 1 INCHES DEEP AS A GUIDELINE. A THICKNESS OF 2 TO 4 OVERLAPPING STRAW OR HAY STEMS ARE ACCEPTABLE.

5. A UNIFORM EROSION RESISTANT PERENNIAL VEGETATIVE COVER OF AT LEAST 10 PERCENT OF THE DISTURBED AREA MUST BE ESTABLISHED BEFORE A SITE IS CONSIDERED PERMANENTLY STABILIZED WITH VEGETATION.

6. UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION, INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES MUST BE MAINTAINED. DIVERSIONS, CHANNEL SEDIMENTATION BASINS, SEDIMENT TRAPS AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.



EAST 9TH AVENUE

ALLEY (UNNAMED)

RIGHTER STREET

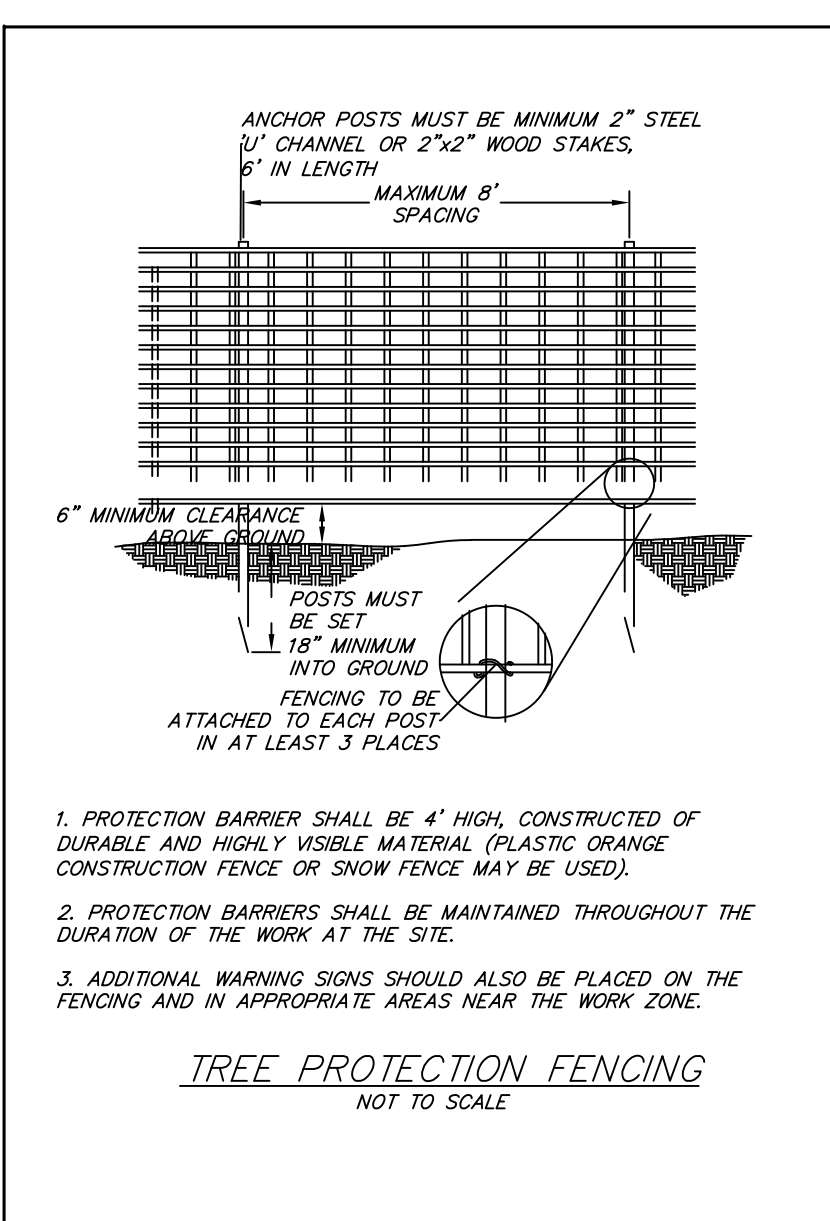
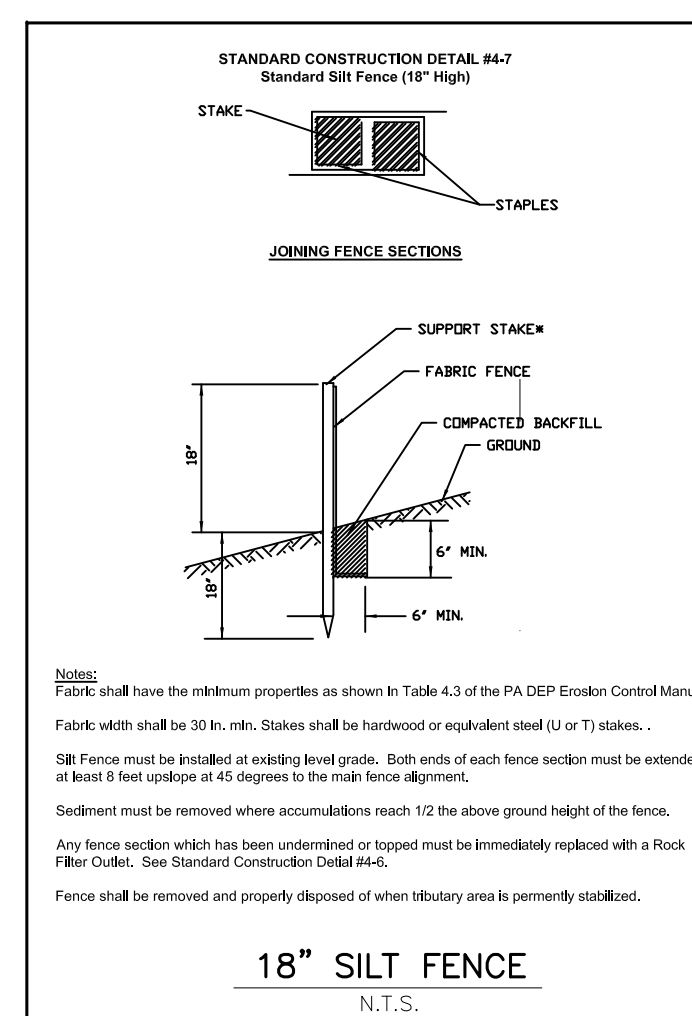
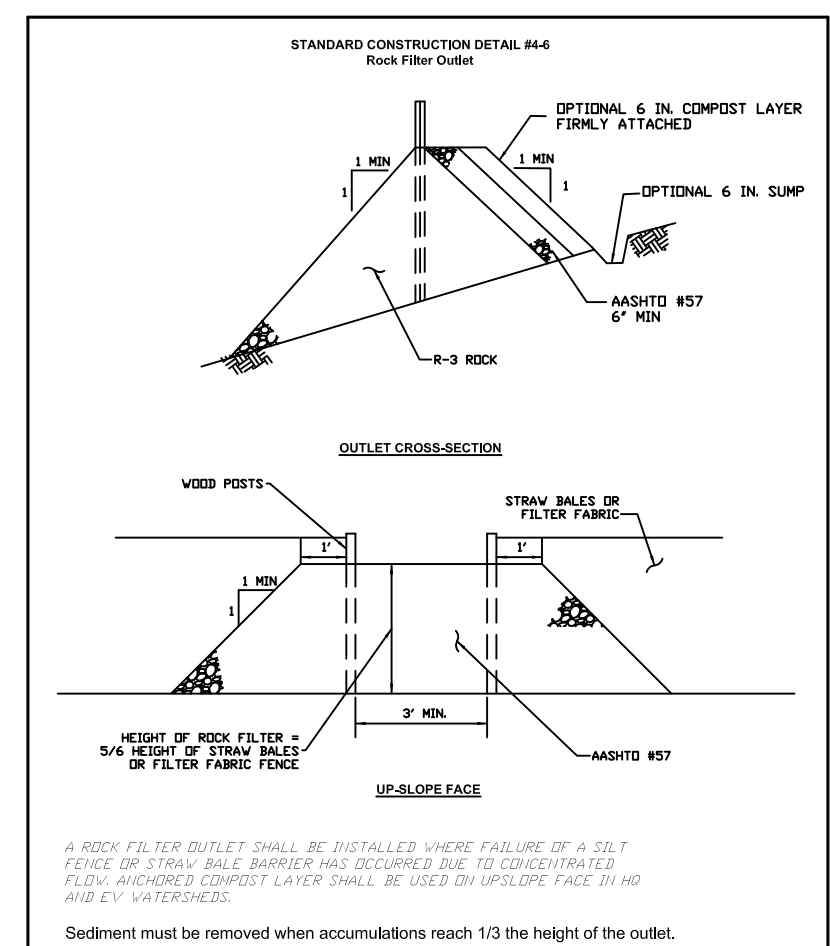
66' RIGHT-OF-WAY

PROPOSED 210 LF TEMPORARY 18" SILT FENCE (SEE DETAIL THIS SHEET)

PROPOSED TEMPORARY TOPSOIL STOCKPILE (SEE DETAIL THIS SHEET)

PROPOSED TEMPORARY CONSTRUCTION ENTRANCE (10'x25') (SEE DETAIL THIS SHEET)

PROPOSED TEMPORARY TREE PROTECTION FENCING (SEE DETAIL THIS SHEET)



**UTILITY LINE TRENCH EXCAVATION NOTES:**

- LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
- WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
- ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.
- SOILS EXCAVATED FROM EXISTING SURFACE LAYER SHOULD BE STOCKPILED SEPARATELY AND RETURNED AS FINAL SURFACE LAYER FOLLOWING TRENCH BACKFILLING.

**EARTH MOVING ACTIVITY SEQUENCE**

NOTES:

- PLANS FOR THE EARTH DISTURBANCE ACTIVITY, BEARING THE STAMP OF APPROVAL OF THE BOROUGH ENGINEER, SHALL BE MAINTAINED AT THE SITE DURING THE PROGRESS OF THE GRADING WORK AND UNTIL THE WORK HAS BEEN COMPLETED.
- IT IS REQUIRED TO HAVE A PRE-CONSTRUCTION CONFERENCE WITH THE BOROUGH ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE PERMIT HOLDER WILL NOTIFY THE BOROUGH ENGINEER IN ORDER TO OBTAIN INSPECTIONS AT LEAST 48 HOURS BEFORE THE INSPECTION IS TO BE MADE FOR: INITIAL INSPECTION, ROUGH GRADING, DRAINAGE FACILITIES, BMP'S, SPECIAL STRUCTURES AND FINAL INSPECTION.

CONSTRUCTION IS TO BE STAGED AS FOLLOWS:

- PLACE SILT FENCE DOWN HILL FROM EARTHMOVING ACTIVITIES.
- 18" SILT FENCE SHALL BE PLACED ALONG THE ROAD.
- 18" SILT FENCE SHALL ALSO BE PLACED AROUND THE STOCKPILE. THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE SAME TIME OFF ALLEY.
- DEMOLISH BUILDINGS AND REMOVE DEBRIS AND ANY EXISTING CONCRETE.
- REMOVE EXISTING SOIL AND DISPOSE OF THE MATERIAL AT AN OFF-SITE LOCATION THAT IS EXCEPTABLE TO THE BOROUGH.
- STRIP TOPSOIL AND STOCKPILE.
- PERFORM BULK EXCAVATION FOR HOUSES.
- CONSTRUCT NEW HOUSES.
- INSTALL UNDERGROUND UTILITIES.
- INSTALL WALKS AND DRIVEWAYS.
- INSTALL LANDSCAPING.
- SPREAD TOPSOIL AND FINAL GRADE.
- SEED AND MULCH DISTURBED AREAS.
- UPON COMPLETION OF PERMANENT STABILIZATION OF THE SITE THE REMAINING TEMPORARY BMP'S CAN BE REMOVED INCLUDING THE ROCK CONSTRUCTION ENTRANCE AND SILT FENCE.

**EROSION & SEDIMENTATION NOTES:**

- WHENEVER SEDIMENTATION IS CAUSED BY AN EARTH DISTURBANCE ACTIVITY, IT SHALL BE THE RESPONSIBILITY OF THE PERSON CAUSING SUCH SEDIMENTATION TO REMOVE IT FROM ALL AFFECTED SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES, ON SITE AND OFF SITE, AND TO REPAIR ANY DAMAGE AT HIS EXPENSE IMMEDIATELY.
- THE MINOR EARTH DISTURBANCE PLAN SHOWING THE EARTH DISTURBANCE ACTIVITY, BEARING THE STAMP OF APPROVAL OF THE TOWNSHIP ENGINEER, SHALL BE MAINTAINED AT THE SITE DURING THE PROGRESS OF THE GRADING WORK AND UNTIL THE WORK HAS BEEN COMPLETED.
- NO CHANGES SHALL BE MADE IN THE CONTOUR OF THE LAND AND NO GRADING, EXCAVATION, REMOVAL NOR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER SHALL BE COMMENCED, UNTIL SUCH TIME THAT A PLAN FOR MINIMIZING EROSION AND SEDIMENTATION HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER.
- ALL EROSION AND SEDIMENTATION CONTROL DEVICES ARE TO BE IN PLACE AND FUNCTIONING PRIOR TO ANY EARTH DISTURBANCE ACTIVITY.
- TEMPORARY VEGETATION AND MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. EROSION CONTROL BLANKETS MUST BE PROVIDED IN STEEPLY SLOPED AREAS.
- THE LOCATION FOR A TOPSOIL STOCKPILE IS SHOWN ON THE PLAN AND ALL EARTH STOCKPILES ARE TO BE STABILIZED WITH TEMPORARY VEGETATION AND/OR MULCHING IMMEDIATELY.
- THE LOT SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AWAY FROM BUILDINGS, AND ALL LAND WITHIN A PROJECT AREA SHALL BE GRADED TO DRAIN AND DISPOSE OF SURFACE WATER WITHOUT PONDING.
- EDGE OF SLOPES SHALL BE A MINIMUM OF FIVE FEET FROM PROPERTY LINES OR RIGHT OF WAY LINES.
- MEASURES MUST BE TAKEN TO PROVIDE DUST CONTROL DURING ANY GRADING OR EARTH DISTURBANCE.
- THE EXISTING POINTS OF NATURAL DRAINAGE DISCHARGE ONTO ADJACENT PROPERTY SHALL NOT BE ALTERED WITHOUT THE WRITTEN APPROVAL/DRAINAGE EASEMENT FROM THE AFFECTED PROPERTY OWNERS.

**TEMPORARY AND PERMANENT STABILIZATION:**

HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER.

STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMP'S AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGARDING, RESEEDING, REMULCHING, AND RETENING, MUST BE DONE IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS TO THOSE INSTALLED WILL BE REQUIRED.

SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN LANDSCAPE AREAS OUTSIDE OF STEEP SLOPES, WETLANDS FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN STOCKPILES.

THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.

AN EAS PLAN SHALL BE SUBMITTED TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT AND IMPLEMENTED FOR ALL SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATION.

THE PROJECT RECEIVING WATERCOURSE IS THE SCHUYLKILL RIVER AND THE CHAPTER 93 CLASSIFICATION IS WWF (WARM WATER FISHERY).

UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (EAS MANUAL), COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION NO. 363-2134-008, APRIL 2000, AS AMENDED AND UPDATED. EROSION AND SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED AND PCSM BMP'S ARE OPERATIONAL.

THIS PROJECT WILL DISTURB 8,400 SQ. FT. (0.193 AC)

SERIAL NO. 2024-3312363  
 DESIGN STAGE ONLY

**CALL BEFORE YOU DIG**  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP AND CALL

1-800-242-1776

APPLICANT:  
 KEITH CATANIA  
 4121 PILGRIM ROAD  
 PLYMOUTH MEETING, PA  
 19462  
 215-669-4917

PREPARED FOR:  
**CATANIA CONSTRUCTION, LLC**  
 440 EAST 9TH AVENUE  
 WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA

**EROSION CONTROL PLAN**

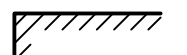

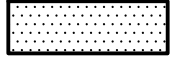

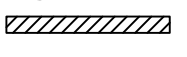

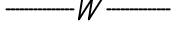


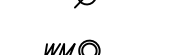

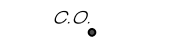

**BORUSIEWICZ**  
 SURVEYORS AND SITE PLANNERS  
 718 GRAVEL PIKE  
 COLLEGEVILLE, PA 19426  
 610-941-7181 EMAIL TBORUSIEWICZ@AOL.COM

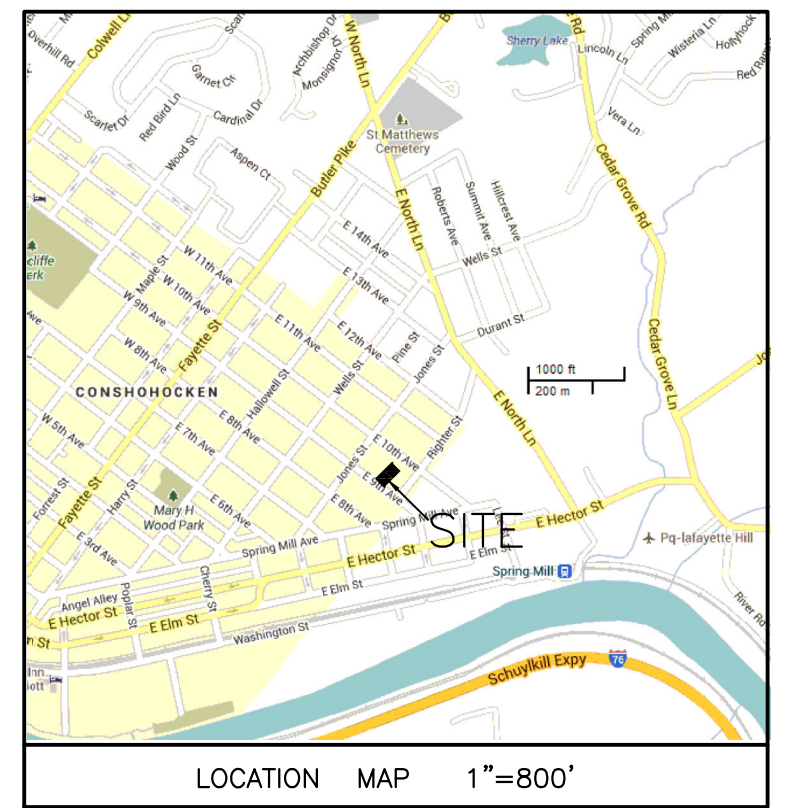
FILE NO.: BA2661 DATE: 11/26/2024 SCALE: 1 INCH = 20 FEET SHEET NO.: 4 OF 5

LOT AREA  
 8,400 SF (0.1928 AC)



LEGEND:

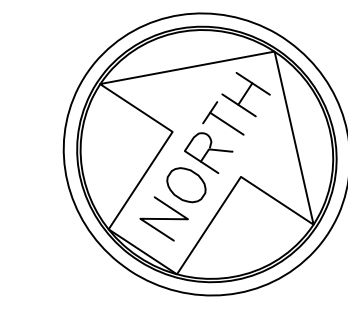
- BUILDINGS 
- CONCRETE 
- SLOPES 15% OR > 
- TREES  48" TREE
- DEPRESSED CURB 
- PROPERTY LINE 
- WATER SERVICE 
- SANITARY LATERAL 
- WATER VALVE 
- TELEPHONE POLE 
- WATER METER 
- GAS METER 
- CLEAN OUT 



LOT AREA  
8,400 SF (0.1928 AC)

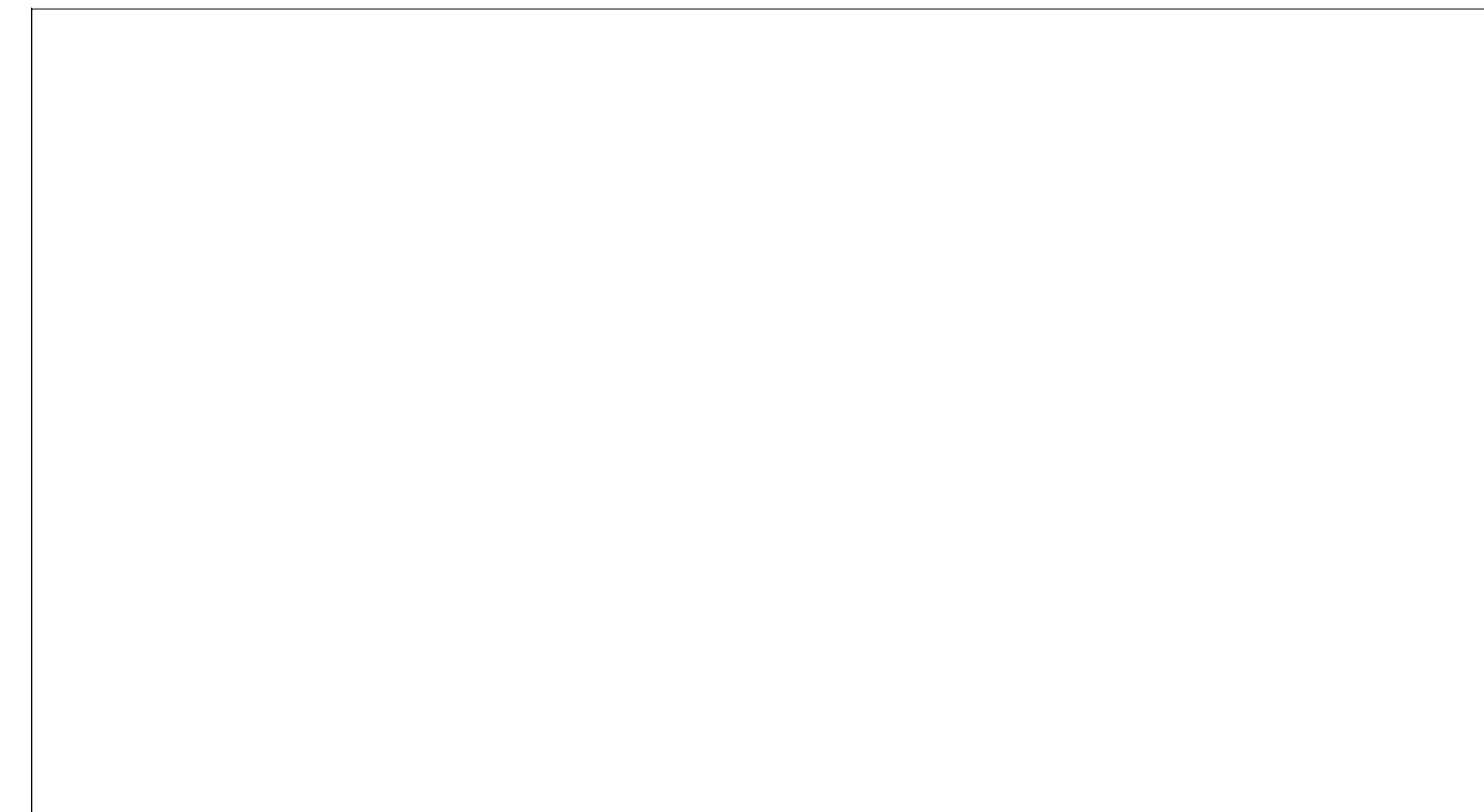
IMPERVIOUS CALCULATIONS - EXISTING CONDITIONS

EXISTING DWELLING, PORCHES & GARAGE	1,455 SQ. FT.
EXISTING WALKS & STEPS	326 SQ. FT.
<b>TOTAL EXISTING BUILDING COVERAGE</b>	<b>1,455 SQ. FT. / 8,400 SF. = 17.3 %</b>
<b>TOTAL EXISTING IMPERVIOUS COVERAGE</b>	<b>1,781 SQ. FT. / 8,400 SF. = 21.2 %</b>



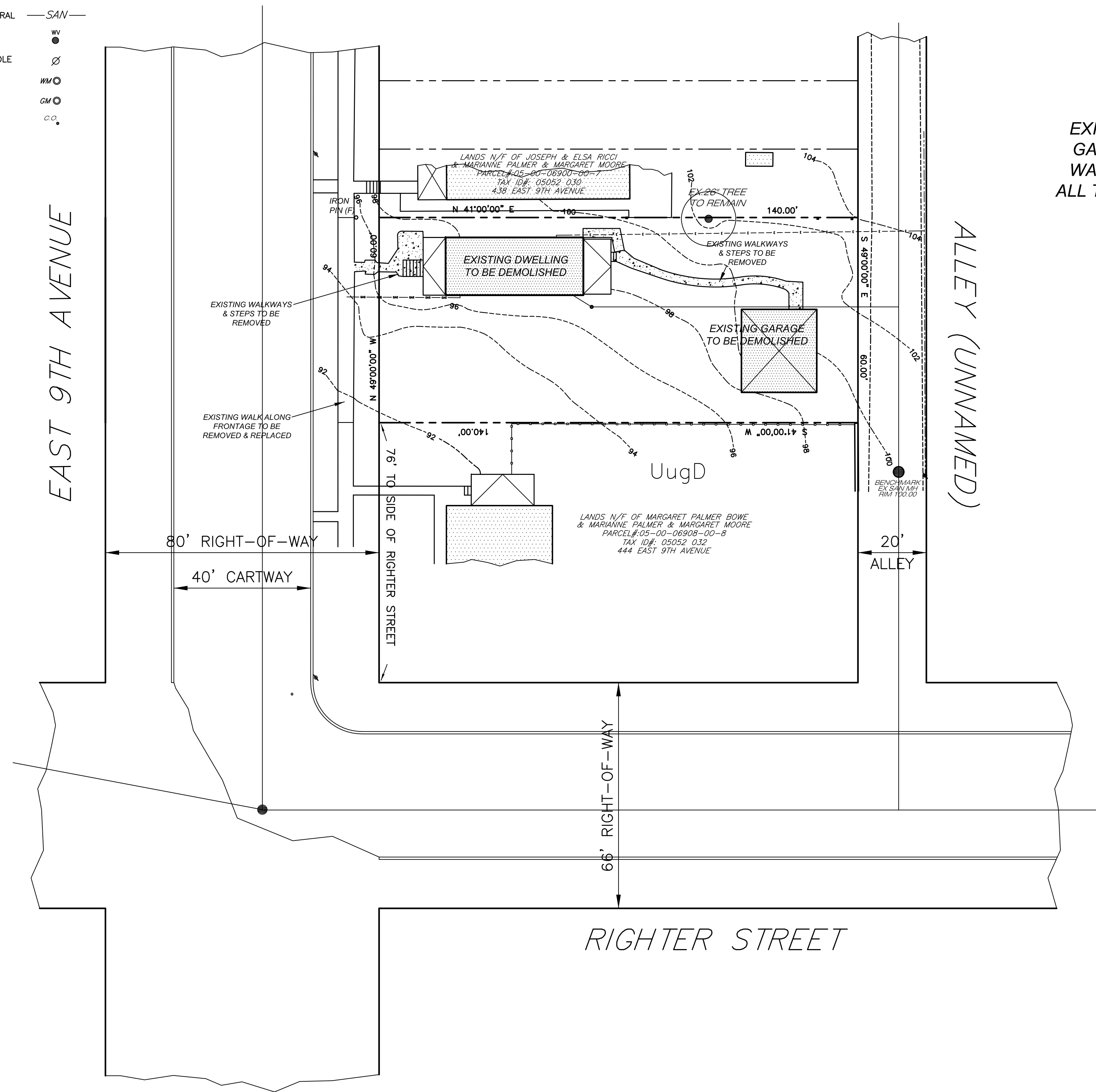
**NOTE:**  
EXISTING DWELLING,  
GARAGE, PORCHES,  
WALKWAYS & STEPS  
ALL TO BE DEMOLISHED  
& REMOVED

AERIAL PHOTO



GENERAL NOTES

1. BOUNDARY INFORMATION TAKEN FROM DEEDS OF RECORD.
2. PROPERTY IS TAX BLOCK 052 - UNIT 031 AND THE TOTAL LOT AREA IS 8,400 SQ. FT. (0.1928 AC.)
3. CURRENT OWNER IS:  
CATANIA CONSTRUCTION



RIGHTER STREET



SOIL LEGEND:

SOIL SYMBOL	SOIL NAME & DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK
UugD	URBAN LAND - UDORIENTS SHEET & GROUND COMPLEX & TO 25 PERCENT SLOPES	60"	10" - 99"

SERIAL NO. **2024-3312363**  
DESIGN STAGE ONLY

**CALL BEFORE YOU DIG**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND  
10 WORKING DAYS IN DESIGN  
STAGE - STOP AND CALL


Pennsylvania One Call System, Inc.  
1-800-242-1776

PROPERTY ADDRESS:  
440 EAST 9TH AVE

TAX PARCEL NO.  
05-00-06904-00-3

CONSHOHOCKEN BORO  
BLOCK 052 - UNIT 031

DB 6169-PAGE 1312

APPLICANT: KEITH CATANIA 4121 PILGRIM ROAD PLYMOUTH MEETING, PA 19462 484-368-7478	PREPARED FOR: <b>CATANIA CONSTRUCTION, LLC</b> 440 EAST 9TH AVENUE CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY, PA		
<b>EXISTING CONDITIONS &amp; DEMOLITION PLAN</b>			
 <b>BORUSIEWICZ</b> SURVEYORS AND SITE PLANNERS 718 GRAVEL PIKE COLLEGEVILLE, PA 19426 610-941-7181 EMAIL TBORUSIEWICZ@AOL.COM			
FILE NO.: BA2661	DATE: 11/26/2024	SCALE: 1 INCH = 20 FEET	SHEET NO.: 5 OF 5

## Catania Construction, LLC – 440 East 9<sup>th</sup> Avenue

### Waiver Request List:

1. Applicant is requesting a partial waiver from Section 22-306.A.(1) showing existing improvements within 100 feet of the site subject to the Applicant providing such information deemed necessary by the Borough Engineer. The Plans do show improvements 40' +/- beyond the property. The Applicant has provided an Aerial Photo to show improvements 100' from the site.
2. Applicant is requesting a waiver from Section 22-308.C. to permit a simultaneous submission, review, and approval of preliminary and final Land Development.
3. Applicant is requesting a waiver from Section 22-409.2. to permit grading within the 3' of the property lines and right-of-ways.
4. Applicant is requesting a waiver from Section 22-804 from the required dedication of park or recreational facilities/land. The Applicant will provide a fee-in-lieu-of.
5. The Applicant is requesting a waiver of Section 22-421.1 that requires that the Landscape Plan to be sealed by a Landscape Architect. Applicant is only providing two proposed Street Trees.



**COMMONWEALTH OF PENNSYLVANIA**  
**BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD**  
**APPLICATION Z-2024-17**  
**APPLICATION/APPEAL OF CATANIA CONSTRUCTION**  
**440 EAST NINTH AVENUE**  
**DECISION OF THE BOARD**

**I. HISTORY**

On or about June 14, 2024, Catania Construction (“Applicant”) filed an Application for relief from the Conshohocken Borough Zoning Ordinance of 2001 (together with all amendments thereto, the “Ordinance”) for the property located at 440 East Ninth Avenue (“Subject Property”). The Subject Property is located in the BR-1 – Borough Residential District 1 and subject to the HRC – Historic Residential Conservation Overlay District.

The Applicants’ request for relief included the following:

1. A variance from the terms of Section 27-1005.B of the Ordinance to permit a lot width of 30 feet for a proposed 2-lot subdivision of two (2) single-family detached dwellings where a minimum lot width of 40 feet is required for a single-family detached dwelling.

After notice was duly given and advertised, a hearing was held on the Application on July 15, 2024. At the hearing, the following Exhibits were introduced and admitted:

P-1 Zoning Application

P-2 Deed

P-3 Sketch Plan dated June 12, 2024

P-4 Five (5) Aerial Photographs

P-5 Zoning Determination Letter

A-1 Petition in Support

Applicant was represented by Mark S. Danek, Esquire.

No member of the public requested or was granted party status.

## **II. FINDINGS OF FACT**

1. The Subject Property is located at 440 East Ninth Avenue, Conshohocken, Pennsylvania.
2. The Subject Property is zoned BR-1 – Borough Residential District 1 and subject to the HRC – Historic Residential Conservation Overlay District.
3. The Zoning Hearing Board (“Board”) met all of the requirements of the Ordinance and the Pennsylvania Municipalities Planning Code (“MPC”) as to the requisite Legal Notice of the Hearing.
4. Applicant has standing to proceed with the Application.
5. At the hearing, Keith Catania offered the following testimony:
  - a. Mr. Catania is the owner of Catania Construction.
  - b. Applicant purchased the Subject Property on June 3, 2024.
  - c. The Subject Property is currently improved with a dilapidated dwelling.



- d. Applicant proposes to subdivide the Subject Property into two (2) lots to construct two (2) single-family detached dwellings.
  - e. Each proposed dwelling would be 20 feet wide and 45 feet deep.
  - f. Each dwelling would have a front porch and a rear deck.
  - g. Each dwelling would be served by a 20-foot by 22 foot detached garage taking access from a rear alley.
  - h. The Subject Property is particularly deep.
  - i. Each proposed lot, while narrow, would provide a lot area in excess of the minimum requirement.
  - j. A replacement dwelling for the currently-dilapidated house would either be more expensive than the market would support or significantly larger than surrounding dwellings to the point that the dwelling would be out-of-character with the neighborhood.
  - k. Both dwellings will be sold and not maintained as rentals.
6. Elizabeth Sadler, 453 East Ninth Avenue, provided comment in support of the Application.

### **III. DISCUSSION**

Section 27-1005.B of the Ordinance states: “The minimum lot width shall be 40 feet for single-family detached dwellings and 25 feet for single-family semidetached dwellings per individual unit.”

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

An “unnecessary hardship is established by evidence that: (1) the physical features of the property are such that it cannot be used for a permitted purpose; or (2) the property can be conformed for a permitted use only at a prohibitive expense; or (3) the property has no value for any purpose permitted by the zoning ordinance.” Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh, 721 A.2d 43, 47 (Pa. 1998)(internal citations omitted). Our Supreme Court has emphasized that “the hardship must truly be an unnecessary one unique or peculiar to the property, and not simply a mere hardship.” Kneebone v. Zoning Hearing Bd. of Twp. of Plainfield, 276 A.3d 705, 718 (Pa. 2022). However, an applicant seeking a variance need not demonstrate



that the property is rendered valueless as zoned in order to show that a variance is needed to make reasonable use of the property. Valley View Civic Ass'n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (Pa. 1983). “While an unnecessary hardship can be established by demonstrating that the hardship falls squarely within one of these three categories, in practice the evidence presented often does not fit neatly in one category or another but overlaps.” Nowicki v. Zoning Hearing Bd. of Borough of Monaca, 91 A.3d 287, 292 (Pa. Commw. Ct. 2014).

The party seeking the variance carries the burden of proving that an unnecessary hardship will result if the requested relief is denied. Valley View Civic Ass'n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (Pa. 1983). This burden upon a landowner requesting a variance is a heavy one. Williams v. Salem Twp., 500 A.2d 933, 937 (Pa. Commw. Ct. 1985) (*appeal denied*, 531 A.2d 781 (Pa. 1987)).

However, the Application requests a variance that is dimensional in nature. When seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations. Hertzberg, 721 A.2d at 47. Thus, the grant of a dimensional variance is of lesser moment than the grant of a use variance, since the latter involves a proposal to use the property in a manner that is wholly outside the zoning regulation. Id.

#### **IV. CONCLUSIONS OF LAW**

From the facts presented, it is the judgment of the Board that the Applicants have proven an unnecessary hardship unique or peculiar to the Subject Property and that the variance is not contrary to the public interest. Accordingly, the Board is able to make the following relevant findings under Section 910.2 of the MPC:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the Subject Property, and that an unnecessary hardship is created due to such condition;
2. The Subject Property cannot be developed in strict conformity with the provisions of the Ordinance and that the authorization for a variance is therefore necessary to enable the reasonable use of the Subject Property;
3. That the variance will not alter the essential character of the neighborhood or district in which the Subject Property is located, will not substantially or permanently impair the appropriate use or development of the adjacent property, or will not be detrimental to the public welfare;
4. That the alleged hardship has not been created by the Applicants;
5. That the variance represents the minimum that will afford relief and the least modification possible.



**ORDER**

**AND NOW**, this 29<sup>th</sup> day of August, 2024, the Application of Catania Construction, seeking a variance from the terms of Section 27-1005.B of the Conshohocken Borough Zoning Ordinance of 2001, to permit a lot width of 30 feet for a single-family detached dwelling, is **GRANTED** in conformance with the plans, testimony, and other evidence presented to the Zoning Hearing Board and with the **CONDITION** that documentation of structural deficiency be provided to the Conshohocken Borough Building Code Official for approval or Conditional Use approval be obtained to permit demolition of the existing single-family detached dwelling.

The Applicants are directed to apply to the Borough Zoning Officer to obtain any appropriate permits.

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

**CONSHOHOCKEN BOROUGH  
ZONING HEARING BOARD**

/s/ Richard Barton  
Richard Barton, Chair

/s/ Marlowe Doman  
Marlowe Doman

/s/ Tyler Dunphy  
Tyler Dunphy

/s/ David Bria  
David Bria

/s/ Dennis Fay  
Dennis Fay

A copy of this Decision and Order was sent via e-mail or U.S. Mail to all parties on:

August 29, 2024  
\_\_\_\_\_

I, Gregory R. Heleniak, the Solicitor of the Borough of Conshohocken Zoning Hearing Board, hereby certify that each member of said Board has read and approved this written opinion, which accurately reflects the actions and vote by said Board at its July 15, 2024, hearing in this matter. Said Board members have consented to their signatures to be affixed to this Decision as above.

  
Gregory R. Heleniak, Esquire



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

December 20, 2024

File No. 24-01278

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

Reference: 440 East 9<sup>th</sup> Avenue – LD 2024-07  
TMP #05-00-06904-00-3  
Minor Subdivision and Preliminary/Final Land Development

Dear Ms. Cecco:

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

I. Submission

- A. Plans, consisting of sheets 1 through 5 of 5, dated November 26, 2024, as prepared by Borusiewicz Surveyors and Site Planners for 440 East 9th Avenue
- B. Drainage Report dated November 28, 2024, as prepared by GME Engineering for 440 E. 9th Avenue

II. Project Description

The subject property, Tax Map Parcel number 05-00-06904-00-3, is situated in the BR-1 Borough Residential One Zoning District on the northern side of East 9<sup>th</sup> Avenue between Righter Street and Jones Street. The site is 8,400 square feet (approximately 0.193 acres) and current contains a 2-story 920 square-foot footprint dwelling with related accessory structures and rear access to a paved 20 foot wide alley right-of-way. All existing improvements are to be removed.

The Applicant is proposing to subdivide the lot equally into two 4,200 square foot parcels. The Applicant was granted a variance by the Zoning Hearing Board to permit lot widths of 30 feet for the proposed single-family detached dwellings. Each lot is to be improved with a 900 square foot footprint dwelling with a 120 square foot covered front porch, 160 square foot wooden deck, and a 440 square foot two-car garage with paved access to the alley. Each lot would include a seepage bed, which are proposed to discharge through curb cuts onto East 9<sup>th</sup> Avenue, to address stormwater management. Proposed public improvements include replacing the concrete sidewalk along the property frontage and two street trees.

III. Review Comments

A. Zoning Ordinance

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

B. Subdivision and Land Development Ordinance

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

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



1. §22-304.B.(8) – The Zoning Requirements table on the Record Plan, Sheet 1, shall be revised to include the existing conditions.
2. §22-306.A.(1) – The Applicant has requested a waiver from showing existing features within 100 feet of the site subject to the Applicant providing information deemed necessary by our office. We support this waiver conditioned upon the Applicant incorporating an aerial photograph plan of sufficient detail into the plan set which depicts the existing features within 100 feet of the subject property.
3. §22-306.A.(2)(h)&(k) – Existing and proposed utilities, including water, sewer, gas, and electric mains and services, shall be added to the plans.
4. §22-308.C – The Applicant has requested a waiver to permit only one submission for Preliminary and Final land development approval.
5. §22-404.1.A – A waiver would be required to permit the existing paved alley width to remain instead of providing the required minimum 15 foot paved width. Based on the existing approximately 14 foot paved width of the alley, we would support this waiver.
6. §22-404.2.D – Additional information shall be provided regarding the proposed driveway and garage elevations to confirm that positive drainage will be provided around the garage structure.
7. §22-404.3.F.(6) – Since the required parking spaces are proposed to be located in the garages, we recommend the deeds require reserving at least the 18 feet by 18 feet area required for the parking spaces for parking only (e.g. not for storage use), subject to approval by the Borough Solicitor.
8. §22-405.2 – The curb along the site frontage shall be removed and replaced due to the deteriorating condition and anticipated utility service connections.
9. §22-409.1 – The proposed grading shown on the Grading/Improvements Plan, Sheet 2, shall be revised to comply with the requirements of this section. This includes slopes greater than 3:1 being vegetated with low maintenance ground covers, shrubs and other plant material and slopes in excess of 2:1 being permanently stabilized with appropriate erosion control techniques and/or retaining walls.
10. §22-409.2 – The Applicant has requested waiver to permit the proposed grading within three feet of the property lines, which we support to permit connection into existing grades.
11. §22-417 – The Erosion Control Plan, Sheet 4, shall be revised to address the following comments regarding the proposed erosion and sediment controls:
  - a. The proposed Limit of Disturbance shall be outlined and the associated area indicated on the plan.
  - b. A construction sequence for the seepage beds shall be provided.
  - c. The seepage beds shall be protected from sedimentation and compaction during the construction phase to maintain maximum infiltration capacity. Barriers, such as orange construction fencing, should be used to protect the seepage beds.
12. §22-421.1 – The Applicant has requested a waiver from the requirement that the landscape plan be prepared by a registered landscape architect since only two (2) street trees are proposed.
13. §22-421.4 – This section requires shade trees be planted no more than 30 feet apart at a minimum distance of five (5) feet inside the lot lines. Though the two (2) required street trees are shown on the Landscaping Plan, Sheet 3, the separation is greater than 30 feet and it is unclear whether the proposed locations would interfere with the installation and maintenance of utility services. Additional information shall be provided to clarify whether a waiver is required.

14. §22-804 – The Applicant has requested a waiver to permit a fee in-lieu-of dedicating ten percent (10%) of the total site area to the Borough for park and recreational use.

C. Stormwater Management Ordinance

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

1. §19-303 – Volume control calculations shall be added to the Drainage Report to confirm the requirements of this section have been met.
2. §19-401.1.D – The stormwater management site plan signature blocks required by this section shall be added to the Grading/Improvements Plan, Sheet 2.
3. §19-401.1.E.(7) – The Stone Ballast Seepage Bed Detail on the Grading/Improvements Plan, Sheet 2, shall be revised to include, at a minimum, lid and invert elevations, overall seepage bed dimensions, top and bottom of stone elevations, and inverts for the 30 inch pipe for each seepage bed or the Proposed Drainage Plan shall be incorporated into the plan set.
4. §19-702 – Information shall be provided to clarify whether a sump pump is proposed since sump pumps shall extend under the sidewalk to the gutter. The roof drains and any sump pumps shall be provided with a solid lid cleanout between the contributing building and the right-of-way. Also, the proposed length of the square steel channel shall be revised to extend through the curb.
5. §22-410.3.B.(5) – The Proposed Drainage Area plan shall be revised to identify the areas being captured by the proposed seepage beds. Also, pdf copies of the Existing and Proposed Drainage Area plans shall be included in future submissions.
6. §22-410.3.B.(7) - The proposed roof drain layout and connections to the proposed seepage beds shall be added to the plans, including the proposed material, diameter, slopes, and invert elevations.
7. §22-410.3.B.(10) – The Pond Report calculations shall be revised to reduce the pipe barrel lengths to match the proposed plans.
8. §22-410.3.B.(11) – The labeled Righter Street right-of-way width on the Existing and Proposed Drainage Area plans shall be revised to 66 feet.
9. §22-410.5.A.(2) – The proposed storage facility shall be designed to meet the requirements of providing storage volume of no less than the total additional volume of runoff based on a 100-year frequency 24-hour duration storm plus an additional storage allowance of 218 cubic feet to compensate for sediment accumulation.
10. §22-410.5.A.(5) – The Stone Ballast Seepage Bed Detail on the Grading/Improvements Plan, Sheet 2, shall be revised indicate the maximum 100-year surface elevation.
11. §22-410.5.A.(8) – Dewatering calculations shall be provided to show that the seepage beds will dewater in less than 72 hours.
12. §22-410.5.C.(1)(d) – The infiltration rates used for design purposes shall be revised to apply a minimum safety factor of two (e.g. maximum of 0.62 inches/hour for Lot 1 and 0.43 inches/hours for Lot 2).
13. §22-410.5.C.(6) – The layout of the proposed seepage beds shall be revised to provide a minimum 10 feet of undisturbed fill or compacted impermeable material from the foundation walls of both the dwellings and garages.



14. §22-410.5.D.(3) – The proposed grading and seepage bed designs shall be revised to provide a minimum of one foot of cover, measured from the stop of stone to the finished surface elevation.

D. General Comments

We offer the following general comments:

1. The Applicant shall obtain all required approvals, permits, etc. (e.g. Fire Marshal, Conshohocken Borough Sewer Authority, MCPC, MCCD, PADEP, Aqua, etc.). Copies of these approvals and permits shall be submitted to the Borough of Conshohocken and our office.
2. General Note 1 on the Record Plan, Sheet 1, and General Note 1 on the Existing Conditions & Demolition Plan, Sheet 5, shall be clarified since they provide conflicting information regarding the source of the property boundary.
3. References to Units 50 and 63 in General Note 9 shall be clarified; General Note 13 shall be removed; and the deed book information updated on the Record Plan, Sheet 1.
4. The Concrete Walk Detail on the Grading/Improvement Plan, Sheet 2, shall be replaced with the Borough's standard detail. Also, the Borough's standard concrete curb/gutter and roadway restoration detail shall be added to the plans.
5. The Borough's Standard Notes and a note stating any existing features damaged during construction shall be replaced by the Owner at no cost to the Borough shall be added to the plans.
6. References to Township shall be replaced with Borough and references to Whitemarsh shall be replaced with Conshohocken.
7. Legal descriptions for the proposed lots shall be provided to our office for review.

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

Sincerely,



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

KMM/ddr/

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



# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

## MEMORANDUM

**MAYOR**

Yaniv Aronson

**BOROUGH COUNCIL**

Tina Sokolowski, President  
Kathleen Kingsley, Vice-President  
Anita Barton, Senior Member  
Alan Chmielewski, Member  
Stacy Ellam, Member  
Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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Date: December 20, 2024

To: Stephanie Cecco, Borough Manager

From: Tim Gunning, Fire Marshal  
Chris Small, Director of Licenses and Inspections

Re: 440 East 9<sup>th</sup> Ave  
Prelim-Final Minor Subdivision and Land Development  
12.2.2024 Submission (Original Submission)

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

- Plans, consisting of sheets 1 through 5 of 5, dated November 26, 2024, as prepared by Borusiewicz Surveyors and Site Planners for 440 East 9th Avenue

**Upon review of the submitted plans, we have no comments.**



**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR  
NEIL K. MAKHIJA, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER

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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311  
NORRISTOWN, PA 19404-0311

610-278-3722  
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

January 3, 2025

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

Re: MCPC #24-0268-001  
Plan Name: 440 East 9<sup>th</sup> Avenue  
2 lots/ 2 DU's comprising 0.192 acre (8400 sf)  
Situate: 440 East 9<sup>th</sup> Avenue  
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 504 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested in an electronic submission received in this office on December 4, 2024. We forward this letter as a report of our review.

**BACKGROUND**

The applicant, Catania Construction, of Plymouth Meeting, PA has submitted for review a subdivision and land development plan proposing the subdivision of a tract into 2 new lots, and the construction of two single-family detached dwellings on two lots. The two-story dwellings have front porches, rear decks and rear garages with access available from the alley connecting to Righter Street. The plan shows the demolition of an existing dwelling and other structures on the lot, and the preservation and protection of an existing 26" tree (unknown species). The development tract is Tax Parcel 05-00-06904-0-3 that lies in the BR-1 Borough Residential District One and is subject to the HRC-Historic Residential Conservation Overlay District.

The BR-1 District requires a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet. On August 29, 2024, the Conshohocken Zoning Hearing Board granted the applicant a variance from the required minimum lot width; the plan proposes a lot width of 30ft. for both lots.



## Comprehensive Plan Compliance

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

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however in the course of our review we have identified the issue of soil disturbance within the tree protection zone of a tree designated for preservation, which we believe the borough should consider in its assessment of the applicant's proposal.

## REVIEW COMMENTS

### Proposed Grading Within the Tree Protection Zone on Lot #1

The applicant's Erosion Control Plan shows a tree protection zone (TPZ) for a 26" tree on Lot #1's property boundary and the proposed tree protection fence for the tree. The plan shows a grade change within the TPZ of over 1 ½ ft. of 'cut'. The plan shows the proposed 100' contour in the tree protection zone and within 3 ft. of the center of tree trunk and the 102' contour. The proposed grading change with over **1 foot of soil removed** within the dripline of an established large tree is detrimental to the tree's health and longevity. According to International Society of Arboriculture, ninety-five percent of the tree's living roots are in the upper 24" of the soil and leaving this area undisturbed is critical for the tree. We recommend the grading plan be modified to respect the integrity of the tree protection zone and ensure that no soil is disturbed in the TPZ.

## CONCLUSION

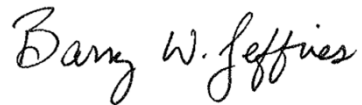
We recommend the borough address the above tree-protection comment to its satisfaction. Please note that the review comments and recommendation contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

The MCPC number #24-0268-001 has been set aside for the applicant's plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.



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

Sincerely,

A handwritten signature in cursive script that reads "Barry W. Jeffries".

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

c: Keith Catania/Catania Construction, LLC, Applicant  
Mark Danek, Applicant's Representative  
Chair, Conshohocken Borough Planning Commission



440 East Ninth Avenue  
MCPC#240268001

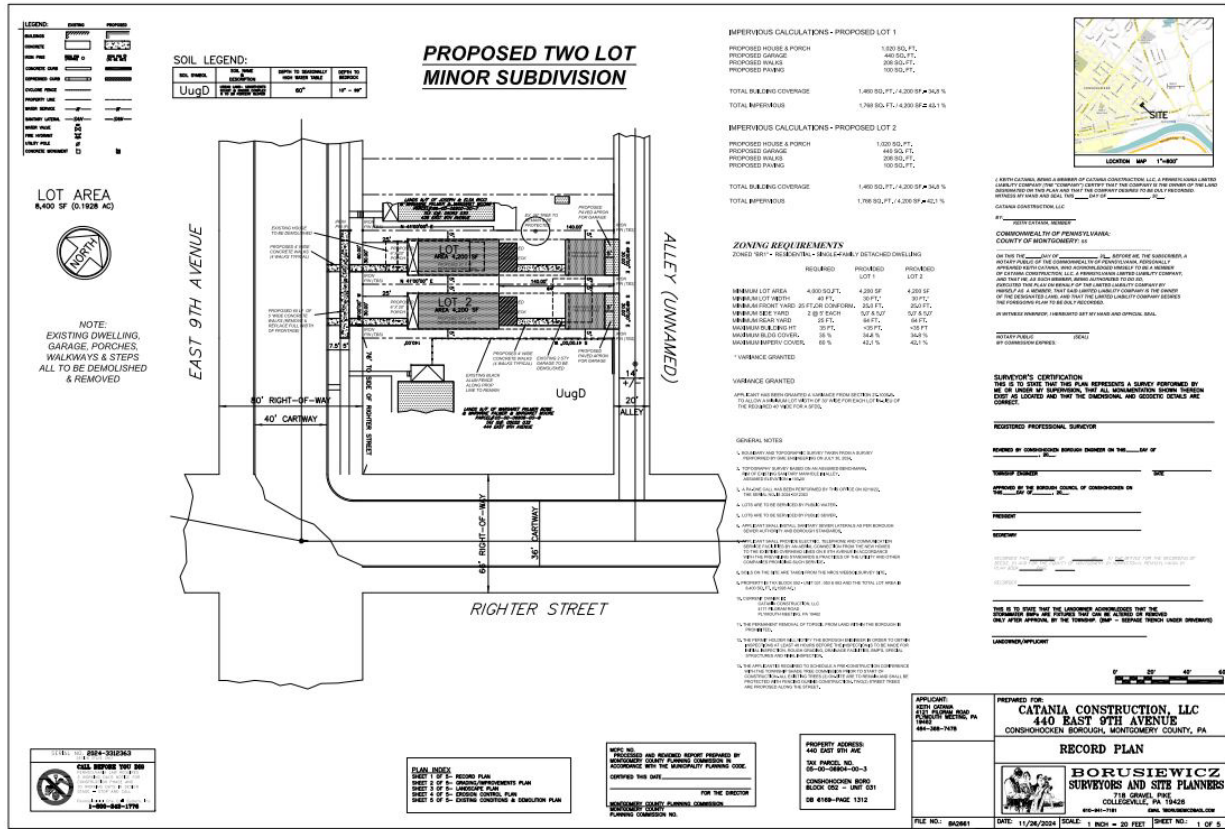
Montgomery  
County  
Planning  
Commission

Montgomery County Courthouse - Planning Commission  
PO Box 311 Normstown PA 19404-0311  
(610) 276-3322 (t) (610) 276-3641  
www.montcopa.org/plancom

Aerial photography provided by Nearmap









December 30, 2024

BCONS 24033

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

**RE: 440 E. 9<sup>th</sup> Avenue – Preliminary/Final Land Development Application  
Traffic Engineering Review (1<sup>st</sup> Submission)**

Dear Ms. Cecco:

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

- *"Proposed Two-Lot Minor Subdivision,"* (5 sheets) as prepared by Borusiewicz Surveyors and Site Planners, dated November 26, 2024, for the Applicant, Catania Construction, LLC.

The applicant is proposing to demolish the existing 880 SF two (2)-story single-family detached dwelling and detached garage on the subject parcel, subdivide the existing parcel into two (2) lots, and construct new residential single-family detached dwellings and detached garages on each newly subdivided lot. We offer the following comments for consideration:

1. **§27-824 - Traffic Impact Study** – In accordance with this section of the code, a Traffic Impact Study is technically not required.
2. **§22-404(1)(A) – Alleys, Driveways, and Parking Areas** – In accordance with this section of the code, the existing residential alley should be improved to provide a minimum paved surface of 15' along the property frontage.

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

Sincerely,

**PENNONI ASSOCIATES INC.**

A handwritten signature in black ink that reads "Brian R. Keaveney".

Brian R. Keaveney, PE, PTOE  
Transportation Division

cc: Ray Sokolowski, Executive Director of Operations  
Brittany Rogers, Executive Assistant to the Borough Manager  
Karen MacNair, PE, Borough Engineer  
Michael E. Peters, Esq., Borough Solicitor  
Allison A. Lee, PE, Zoning Officer





December 23, 2024

BCONS 24033

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

**RE: 440 E. 9<sup>th</sup> Avenue – Preliminary/Final Land Development Application  
Zoning LD Review (1<sup>st</sup> Submission)**

Dear Ms. Cecco:

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

- *“Proposed Two-Lot Minor Subdivision,”* (5 sheets) as prepared by Borusiewicz Surveyors and Site Planners, dated November 26, 2024, for the Applicant, Catania Construction, LLC.

The applicant, Catania Construction, LLC, proposes to:

- demolish the existing 880 SF two (2)-story single-family detached dwelling and detached garage on the subject parcel;
- subdivide the existing 60' wide by 140' long (or 8,400 SF) subject parcel into two (2) lots, with each lot comprised of a 30' wide by 140' long (or 4,200 SF) lot size; and,
- construct new residential single-family detached dwellings and detached garages on each newly subdivided lot.

The site is located within the BR-1 – Borough Residential District 1 and subject to the HRC – Historical Residential Conservation Overlay District. The site is fronted by East 9th Avenue (80' right-of-way) to the west; a twenty (20') wide unnamed alley to the east; and residential properties also located within the BR-1 zoning district to the north and south.

### **ZONING VARIANCE RECEIVED**

The Applicant appeared before the Zoning Hearing Board at the regularly scheduled meeting held on July 15, 2024 under zoning application no. Z-2024-17. The Applicant was granted zoning relief for the following section of the Borough Zoning Ordinance per the Zoning Hearing Board Decision and Order dated August 29, 2024:

- **§27-1005.B** – To permit a lot width of 30 feet for a single-family detached dwelling

The zoning variance was granted based in conformance with the plans, testimony, and other evidence present to the Zoning Hearing Board and with the condition that documentation of structural deficiency be provided to the Conshohocken Borough Building Code Official for approval or Conditional Use approval be obtained to permit demolition of the existing detached dwelling.

Per Section §27-1902-C, a historic single-family detached dwelling is defined as “a dwelling designed for and occupied exclusively as a residence for only one family and not attached to any other building or dwelling unit, which was constructed more than 50 years ago.” In addition, demolition is defined as “the complete removal of a structure or a scope of construction (alteration, addition, renovation or reconstruction) of a structure where only the foundation of the original structure remains.”

Per the Montgomery County property records, the existing single-family detached dwelling was constructed in 1925 (99 years ago) which is greater than 50 years old and therefore is subject to the code provisions of Part 19-C of the HRC – Historic Residential Conservation Overlay District, specifically, Section §27-1905-C for demolition of the existing historic single-family detached dwellings. The Applicant had submitted a certified structural deficiency report dated July 22, 2024 as prepared by Oliver Structural Engineering to the Borough. The structural deficiency report was approved by the Conshohocken Borough building code official on July 26, 2024 for the proposed demolition of the existing single-family detached dwelling.

### **ZONING COMMENTS**

1. **Per §27-811.C.(1) & (2) – Size Limit for Accessory Buildings** - Any freestanding building used for an accessory use shall not exceed 350 square feet in area or 15 feet in height if the structure has a peak roof or 10 feet in height if it has a flat roof. Notwithstanding the provisions of Subsection C(1), a private garage designated solely for the parking of vehicles shall be permitted to be a maximum of 450 square feet in area, provided the following criteria are met:
  - (a) The purpose of the expanded size for garages is to permit adequate space for the parking of at least two vehicles. Use of the garage shall be limited to the parking of vehicles.
  - (b) The garage shall comply with the height limitations of Subsection C(1).

**The Applicant shall clarify the proposed roofing type and height of the detached garages on the new lots to ensure compliance with the above code section since the detached garages are not shown on the architectural drawings nor indicated on the land development plans. A note shall be provided on the plans denoting the proposed garage roof type and height for each new lot.**

2. **Per §27-816.I - Electric, Diesel, Gas or Other Power** - Every use requiring power shall be so operated that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry and shall be so constructed, installed, etc., to be an integral part of the architectural features of the plant, or if visible from abutting residential properties shall be concealed by coniferous planting.

**The Applicant shall clarify and show if there are any mechanical equipment such as AC units, condensers, etc. proposed for each dwelling and if these units will be installed outside of the dwelling shall be adequately screened from the abutting residential properties.**

3. **Per §27-818 – Water Supply and Sewage Disposal** - All development in the Borough shall be served by public water supply and sewage disposal facilities.

**The Applicant is showing the location of the existing electric and gas services for the existing dwelling to be demolished and source of these utility services not shown on the plans. No other existing utilities was clearly identified on the site nor shown within the right-of-way. The Applicant shall clarify and show the location of the existing utilities currently servicing the site and the proposed utilities to service each new lot on the plans.**



4. **Per §27-821.A to E – Lighting** - No lighting of private property shall be permitted that shall cause a hazard or a nuisance to abutting roads and properties, according to the following regulations:

**The Applicant shall clarify if any exterior lighting is proposed for each new dwelling. If exterior lighting is proposed, the Applicant shall be required to comply with the code provisions of this Code Section, as well as, provide a lighting plan indicating the location, mounting height, fixture type, wattage and isolux diagram (plotted on the site plan) for all proposed light fixtures with no exterior lighting levels in excess of 0.25 footcandles at a lot line abutting a residential property.**

5. **Per §27-1005.C – Front Yard Setback** - The front yard setback shall be 25 feet, to be measured from the ultimate right-of-way line; except where there is an established building line, then the building line of the majority of the buildings on that side of the block shall be used.

**The Applicant is showing a dimension of 25 feet on the plans, measured from the right-of-way line to the front façade of the front porch. The Applicant shall clarify by labeling the 25 feet dimension as the front yard setback on the plans.**

6. **Per §27-1005.D – Rear Yard Setback** - The minimum rear yard setback shall be 25 feet.

**The Applicant is showing a 64 feet dimension from the rear façade of proposed dwelling to the rear lot line. The Applicant shall also show and label the 25 feet rear yard setback line on the plans.**

7. **Per §27-1005.E – Side Yard Setback** - The minimum side yard setback shall be five feet for each side; semidetached dwellings shall have a five-foot side yard setback for the side not sharing a common wall.

**The Applicant is showing a 5 feet dimension from the side lot lines to the side façades of proposed dwelling. The Applicant shall clarify by labeling the 5 feet side yard setback line on the plans.**

8. **Per §27-1005.G & §27-811.C.(3) – Maximum Impervious Coverage** - The maximum impervious coverage shall not exceed 60% of the lot area. A maximum of two permanent rear off-street parking spaces per single-family dwelling measuring nine feet by 18 feet may be excluded from the impervious coverage calculation. Such spaces will be subject to review by the Borough Engineer to determine that there are no adverse effects related to drainage and stormwater management. The cost of the engineering review will be borne by the homeowner. Impervious coverage for private garages shall be subject to the provisions of §27-811.C. Provided the requirements of § 27-811.C, subsections C.(2)(a) and C.(2)(b) of this section are met, the additional 100 square feet (or increment thereof) permitted by Subsection C.(2) shall be excluded from the applicable impervious surface coverage and building coverage requirements.

**The Applicant shall clarify the proposed roof type and height of the detached garages on the plans for each new lot to ensure compliance with §27-811.C.(1) & (2).**

**The Applicant has provided a building coverage and impervious coverage calculations on the Record Plan (Sheet 1 of 5). If the proposed garages comply with the accessory building requirements under Section §27-811.C.(1) & (2), a portion of the proposed two (2)-car garage square footage may be excluded from the total applicable building and impervious coverages for each lot as provided in the above code provisions.**

Based on our calculations, the proposed building and impervious coverages for each lot would be as follows:

**Proposed Building Coverage:**

Front porch	=	6' x 20'	=	120	SF
New dwelling	=	[(20' x 45') + (1.5' x 9.5')]	=	913.5	SF
New garage	=	20' x 22'	=	440	SF
Garage allowance	=	440 SF - 350 SF	=	- 90	SF
<b>Total Proposed Building Coverage</b>			=	<b>1,383.5 SF</b>	<b>/ 4,200 SF = 32.9%</b>

**Proposed Impervious Coverage:**

Proposed Building Coverage	=	1,383.5	SF
New walkways	=	4' x (25' + 27')	= 208 SF
New paving	=	5' x 30'	= 150 SF
Imper. allowance	=	440 SF - [(2) 9'x18' SF]	= 116 SF
<b>Total Proposed Impervious Coverage</b>			= <b>1,857.5 SF / 4,200 SF = 44.2%</b>

Both the proposed 32.9% building and 44.2% impervious coverages for the site will be in compliance with the permitted maximum 35% building and maximum 60% impervious coverages, respectively. The Applicant shall clarify, confirm, and update the proposed building and impervious calculations and coverages on the plans accordingly.

**GENERAL ZONING COMMENTS**

- The Applicant shall expand the "Zoning Requirements" table on Sheet 1 of 5 to include a column to show the existing conditions.
- The Applicant is indicating a proposed building height of less than 35 feet in the "Zoning Requirements" table on Sheet 1 of 5. Based on the architectural plans, the average building height shown is 28'. The Applicant shall clarify, confirm, and provide the actual proposed building height in the "Zoning Requirements" table.
- The Applicant shall include reference to the "HRC – Historic Residential Conservation Overlay District" under the "Zoning Requirements" table on Sheet 1 of 5 in addition to reference to the BR-1 zoning district.
- The Applicant shall include a note on the Existing Conditions and Demolition Plan (Sheet 5 of 5) to reference the certified structural deficiency report dated July 22, 2024 as prepared by Oliver Structural Engineering.
- The Applicant shall show the required yard setback lines on the existing and proposed site plans.

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

Sincerely,



Allison A. Lee, PE  
Zoning Officer

**PENNONI ASSOCIATES INC.**



cc: Brittany Rogers, Executive Assistant to the Borough Manager  
Ray Sokolowski, Executive Director of Operations  
Karen MacNair, PE, Borough Engineer  
Michael E. Peters, Esq., Borough Solicitor