

SIGN LEGEND:

NOMENCLATURE	DESCRIPTION	SIZE
R1-1	STOP SIGN	24x24
R3-1	NO RIGHT TURN SIGN	24x24
R6-1L	HORIZONTAL LEFT ONE-WAY ARROW	36x12

SITE DATA:

OWNER OF RECORD: DJB PROPERTIES, LP
C/O DAVID J. BROSSO
PO BOX 988
CONSHOHOCKEN, PA 19428
610-310-5055 (CELL)

SITE ADDRESS: 737 SPRING MILL AVENUE

PREMISES: TAX MAP BLOCK 11 UNIT 79
WHITEMARSH TOWNSHIP: PARCEL NO. 65-00-10789-00-9
TAX MAP BLOCK 11 UNIT 80
PARCEL NO. - NONE

CONSHOHOCKEN BOROUGH: TAX MAP BLOCK 41 UNIT 5
PARCEL NO. 05-00-10789-00-9
TAX MAP BLOCK 41 UNIT 6
PARCEL NO. 05-00-09840-00-1

SOURCE OF TITLE: DEED BOOK 5970 PAGE 1834

LOT AREA: 12,000 SF

PROPOSED USE: SINGLE-FAMILY ATTACHED

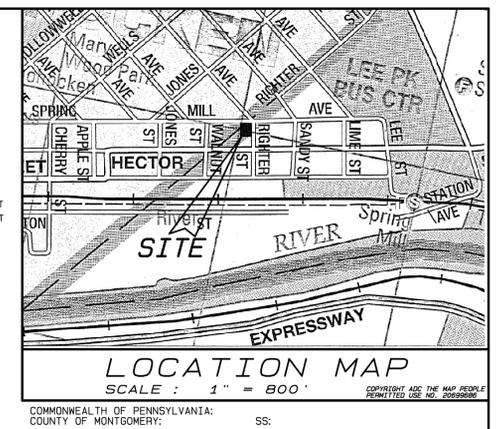
PROPOSED NO. OF UNITS: 7 DWELLING UNITS

PROPOSED DENSITY: 1.714 SF PER DWELLING UNIT

PROPOSED PARKING: 17 SPACES

LEGEND

---	CENTERLINE
---	TRACT BOUNDARY
---	PROPERTY LINE
---	LEGAL R.O.M., EASEMENTS
---	REQUIRED R.O.W.
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	EXISTING TELEPHONE LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM SEWER/INLET
---	PROPOSED STORM SEWER/INLET
---	PROPOSED WATER LINE
---	PROPOSED SAN. SEWER LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED TELEPHONE LINE
---	PROPOSED GAS LINE
---	EXISTING MANHOLE
---	PROPOSED MANHOLE
---	EXISTING CURBLINE
---	PROPOSED CURBLINE
---	UTILITY POLE
---	EXISTING VALVE, VENT, CO.
---	PROPOSED BLACKTOP PAVING
---	PROPOSED CONCRETE SIDEWALKS, PADS
---	DETECTABLE WARNING SURFACE
---	DNS
---	PROVIDED CONSHOHOCKEN BORO PORTION
---	PROVIDED WHITEMARSH TWP PORTION



CONSHOHOCKEN BOROUGH

ZONING DISTRICT: "BR-2" RESIDENTIAL

USE: SINGLE-FAMILY ATTACHED DWELLINGS (TOWNHOUSE)

REQUIREMENTS	REQUIRED	PROVIDED CONSHOHOCKEN BORO PORTION
LOT AREA:	1,800 SF (MIN)	1,332 SF
LOT WIDTH:	18 FT (MIN)	76 FT
SETBACKS:		
FRONT YARD:	15 FT (MIN) *	5.00 FT
REAR YARD:	7 FT (MIN)	N/A
SIDE YARD:	5 FT (MIN)	15.00 FT
BUILDING COVERAGE:	40 % (MAX)	45.7 %
IMPERVIOUS COVERAGE:	60 % (MAX)	74.4 %
BUILDING HEIGHT:	35 FT (MAX)	35.0 FT
BUILDING WIDTH:	18 FT (MIN)	20.00 FT
ACCESSORY STRUCTURE SETBACKS:		
LOCATION:		
SIDE OR REAR YARDS:	3 FT (MIN)	N/A
REAR YARD:	5 FT (MIN)	N/A
ALLEY:	5 FT (MIN)	N/A
ACCESSORY STRUCTURE SIZE:	350 SF (MAX)	N/A
PARKING:	2 PS/D.U.	2.4 PS/D.U.

*EXCEPT WHERE THERE IS AN ESTABLISHED BUILDING LINE, BUILDING LINE OF THE MAJORITY OF THE BUILDINGS ON THAT SIDE OF THE BLOCK SHALL BE USED. IN NO CASE SHALL THE SETBACK BE LESS THAN 10 FT FROM THE FACE OF CURB OF A PUBLIC STREET.

VARIANCES GRANTED:

THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING HEARING BOARD OF THE BOROUGH OF CONSHOHOCKEN BY A DECISION RENDERED AT A HEARING HELD ON MARCH 07, 2016:

- 27-1105.A MINIMUM LOT AREA
- 27-1105.C MINIMUM FRONT YARD
- 27-1105.G MAXIMUM BUILDING COVERAGE
- 27-1105.H MAXIMUM IMPERVIOUS COVERAGE

WHITEMARSH TOWNSHIP

ZONING DISTRICT: RIVERFRONT DEVELOPMENT OVERLAY DISTRICT RD-2 C RESIDENTIAL (UNDERLYING DISTRICT)

USE: SINGLE-FAMILY ATTACHED

REQUIREMENTS	REQUIRED	PROVIDED TOTAL SITE	PROVIDED WHITEMARSH TWP PORTION
LOT AREA:	2,200 SF (MIN)	1,714 SF	1,857 SF +
LOT WIDTH:	20 FT (MIN-BBSL)	100.00 FT	100.00 FT
SETBACKS:			
FRONT YARD:	0 FT (MIN)	5.00 FT	5.00 FT
SIDE YARD:	15 FT (MIN)	15.00 FT	29.00 FT
REAR YARD:	20 FT (MIN)	30.00 FT	30.00 FT
ACCESSORY BLDG-SIDE LOT LINE:	5 FT (MIN)	N/A	N/A
REAR LOT LINE:	3 FT (MIN)	N/A	N/A
FENCES-WALLS:	3 FT (MIN)	N/A	N/A
BUILDING HEIGHT:	35 FT (MAX)	35.0 FT	35.0 FT
PERMISSIBLE BUILDING:	20 FT (MAX)	N/A	N/A
ACCESSORY BUILDING:	7 FT (MAX)	37.5 %	34.8 %
BUILDING COVERAGE (TO LEGAL R/W):	60 % (MAX)	73 % (MAX)	80.7 %
IMPERVIOUS COVERAGE (TO LEGAL R/W):	75 % (MAX)	73 % (MAX)	80.7 %
PARKING:	1.75 PS/D.U.	2.4 PS/D.U.	2.4 PS/D.U.
ACCESS TO STREET:	20 FT (MIN)	24.0 FT	24.0 FT

* UNITS 1-4 ARE WITHIN WHITEMARSH TOWNSHIP AND UNIT 7 IS WITHIN THE BOROUGH OF CONSHOHOCKEN. ALSO, 83% OF UNIT 5 AND 27% OF UNIT 6 ARE WITHIN WHITEMARSH TOWNSHIP. THEREFORE, 5.10 UNITS ARE WITHIN WHITEMARSH TOWNSHIP AND 1.90 UNITS ARE WITHIN THE BOROUGH OF CONSHOHOCKEN. THE AREA OF THE LOT WITHIN WHITEMARSH TOWNSHIP IS 9,469 SF AND THE AREA OF THE LOT WITHIN THE BOROUGH OF CONSHOHOCKEN IS 2,531 SF.

DENSITY:

9,469 SF = 1.857 SF/UNIT IN WHITEMARSH TOWNSHIP

5.10 UNITS = 1.332 SF/UNIT IN CONSHOHOCKEN BOROUGH

2,531 SF = 1.90 UNITS

12,000 SF = 1.714 SF/UNIT OVER THE TOTAL SITE

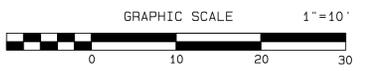
VARIANCE GRANTED:

APPLICATION NO.: 2015-31
HEARING DATE: 12-02-2015 CONT'D 02-10-2016
VOTE DATE: 02-10-2016
WRITTEN DECISION DATE: 03-02-2016

- § 116-281.B. (2) (a) MINIMUM LOT AREA

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A RECENT SURVEY PERFORMED BY JOSEPH M. ESTOCK, P.E., P.L.S.
- THE PROPERTY IS IN FLOOD ZONE 'X' PER FLOOD INSURANCE RATE MAP 42091003586, MAP REVISED MARCH 2, 2016.
- THE PROPOSED SANITARY SEWERS, INTERNAL WATERLINES, DRIVE, PARKING AREAS, STORM DRAIN AND SEEPAGE BED SHALL BE THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- THE DIMENSIONS OF THE PROPOSED STRUCTURES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WHEN FINAL ARCHITECTURAL DRAWINGS ARE PREPARED.



COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY: SS:

ON THIS DAY OF 2016 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED DAVID J. BROSSO, MEMBER OF DJB PROPERTIES, LP, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE BOROUGH OF CONSHOHOCKEN AND WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

I, DAVID J. BROSSO, MEMBER OF DJB PROPERTIES, LP, HAVE LAID UPON MY LANDS SITUATE IN THE BOROUGH OF CONSHOHOCKEN AND WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANIED PLAN WHICH IS INTENDED TO BE RECORDED WITNESS MY HAND AND SEAL THIS DAY OF _____ 2016.

OWNER

THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH THIS DAY OF 2016.

CHAIRMAN'S SIGNATURE _____ DATE _____

SECRETARY'S SIGNATURE _____ DATE _____

THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WAS APPROVED BY THE TOWNSHIP ENGINEER FOR THE TOWNSHIP OF WHITEMARSH THIS DAY OF 2016.

TOWNSHIP ENGINEER _____ DATE _____

I, JOSEPH M. ESTOCK, P.E., P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS AS SURVEYED BY ME, AND THAT THE LOCATION, SIZE AND MATERIAL OF EXISTING MARKERS ARE ACCURATELY SHOWN HEREON.

DATE _____ PROFESSIONAL LAND SURVEYOR SU#48525-E

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK _____ PAGE NO. _____ ON _____ 2016.

WAIVERS REQUESTED:

§105.21.B. (1) (n) RELIEF FROM SHOWING REQUIRED EXISTING FEATURES WITHIN 500 FEET OF THE SITE.

§105.21.B. (12) RELIEF FROM PROVIDING AN ERSPAP SHOWING THE REQUIRED EXISTING FEATURES WITHIN 500 FEET OF THE SITE.

§105.21.B. (13) RELIEF FROM PROVIDING THE REQUIRED 36' CARTWAY AND 56' RIGHT-OF-WAY WIDTH ON RIGHTER STREET TO ALLOW FOR THE EXISTING 30' CARTWAY AND 50' RIGHT-OF-WAY TO REMAIN.

§105.30.A. RELIEF FROM PROVIDING A 50' CLEAR SIGHT TRIANGLE AT THE INTERSECTION OF SPRING MILL AVENUE AND RIGHTER STREET.

§105.35.C.

RECORDER OF DEEDS

PROJECT TITLE: **737 SPRING MILL AVENUE**

CONSHOHOCKEN BOROUGH AND WHITEMARSH TOWNSHIP MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE: **RECORD PLAN**

PREPARED BY: **JOSEPH M. ESTOCK**
Consulting Engineers & Land Surveyors

355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE: 1" = 10' DATE: 26 FEB. 2016 FILE NO.: 15060 FIELD BOOK: 323 SHT. NO.: 1 of 8

N/F Kimberly A. Glisson
N/F Gregory M. Giletto & Bridget M. Quinn

N/F Jared Beresk
N/F Kevin J. & William M. Janssen
N/F Thomas Yacavino
N/F Pamela L. Butera, Dale M. Centofante & Caroline G. Centofante
N/F Paul M. & Julie C. Skorup
N/F James D. & Sandra A. McGlinchey

RIGHTER STREET
(50' R/W - Blacktop)
(ULTIMATE R/W = 56')

30' Cartway
50' R/W

