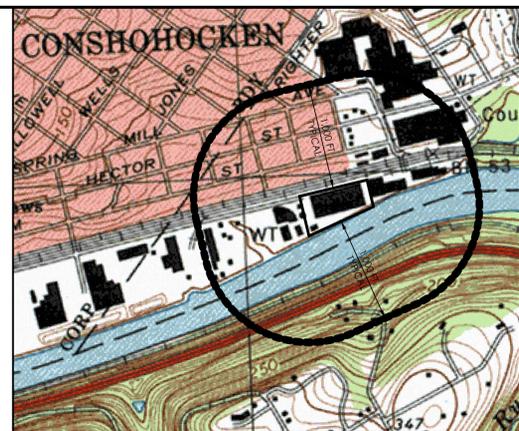




LANDS FORMERLY PENNSYLVANIA SCHUYLKILL VALLEY CO.

LANDS FORMERLY PHILADELPHIA & READING RAILROAD
NOW SEPTA RIGHT-OF-WAY



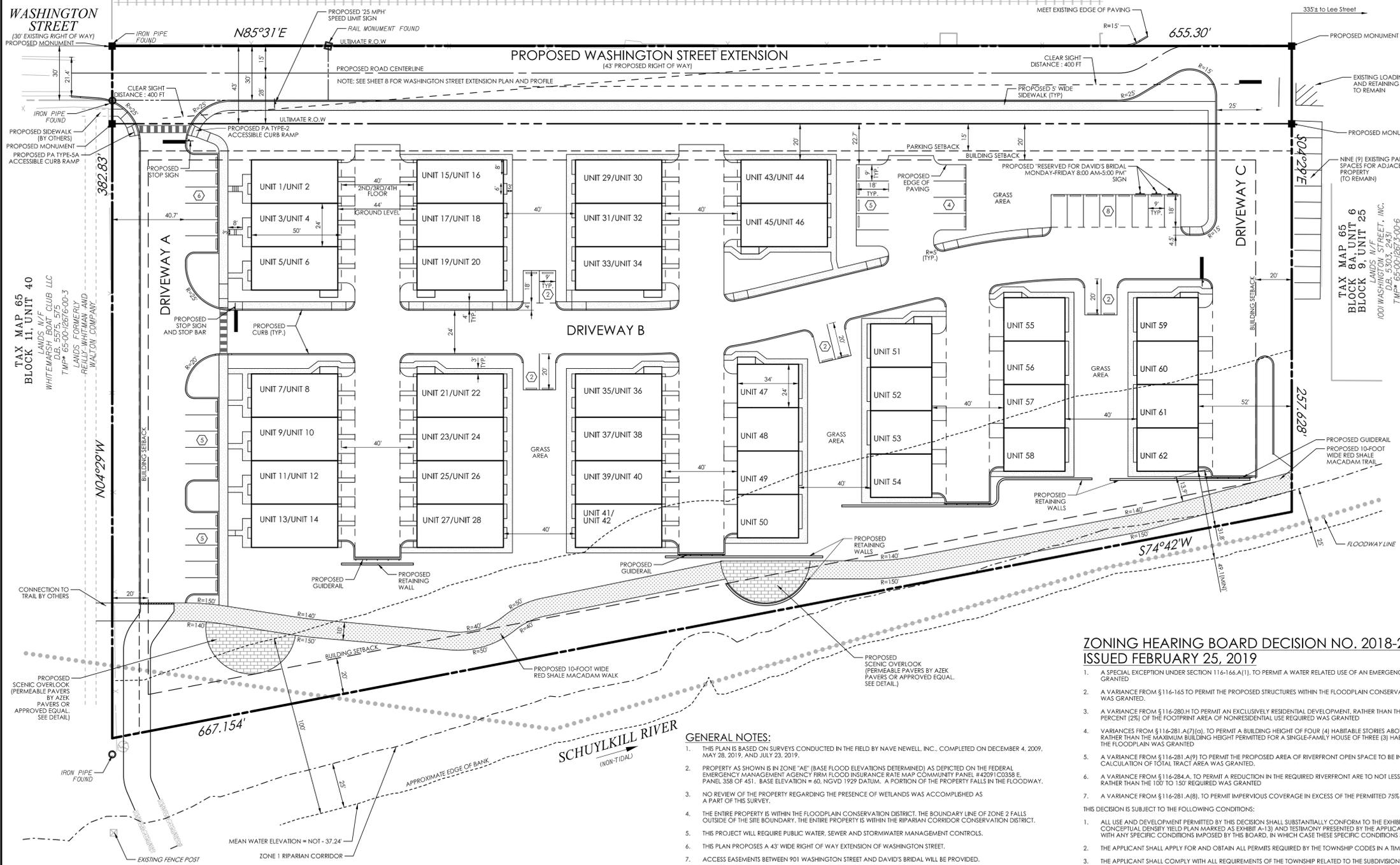
SOURCE: NORRISTOWN QUAD
LOCATION: 40°04'23.09"N
075°17'25.72"W
SCALE: 1" = 800'



Table with columns for 'no.', 'description', and 'date'. It is currently empty.



JAMES P. BANNON
Professional Engineer
Pennsylvania License No. PE 082137



OWNER / APPLICANT
APPLICANT: 901 WASHINGTON PARTNERS, L.P.
CONTACT NAME: JIM VESEY
CONTACT INFO: 610-873-5585
120 PENNSYLVANIA AVENUE
MALVERN, PA 19355

SITE / ZONING DATA TABLE
TAX PARCEL NUMBER: 65-00-12672-00-7
ADDRESS: 901 WASHINGTON STREET
CONSHOHOCKEN, PA 19328
GROSS LOT AREA: 4.81 ACRES / 209,846 SF
LESS .24 ACRES / 28,178 SF (WASHINGTON STREET)
NET LOT AREA: 4.57 ACRES / 181,668 SF
CLASSIFICATION: HVY HEAVY INDUSTRIAL DISTRICT
KCCD RIPARIAN CORRIDOR CONSERVATION OVERLAY DISTRICT
STEEP SLOPE OVERLAY DISTRICT
RDD-1 RIVERFRONT DEVELOPMENT DISTRICT
SINGLE FAMILY ATTACHED

Table comparing 'REQUIRED', 'EXISTING', and 'PROPOSED' values for various site metrics like lot area, building coverage, and parking spaces.

PARKING SUMMARY
REQUIREMENT: §116-202: RIVERFRONT DEVELOPMENT OVERLAY DISTRICT (RDD)
1.75 PARKING SPACES PER DWELLING UNIT SHALL BE REQUIRED FOR RESIDENTIAL USES AND RESIDENTIAL USES SHALL NOT BE SUBJECT TO THE OVERFLOW PARKING REQUIREMENTS OF CHAPTER 105, SUBDIVISION AND LAND DEVELOPMENT §105-38W.

RESIDENTIAL DENSITY
REQUIREMENT: RESIDENTIAL DENSITY SHALL NOT EXCEED 30 DWELLING UNITS PER GROSS ACRE.
REQUIRED: 4.81 X 30 = 144 UNITS MAX
PROPOSED: 62 UNITS

STEEP SLOPE RATIO
TOTAL AREA OF ALL STEEP SLOPES WITHIN THE SITE DIVIDED BY SITE AREA
EXISTING: 4.7%
PROPOSED: 5.5%

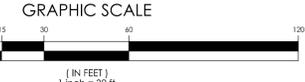
**ZONING HEARING BOARD DECISION NO. 2018-26,
ISSUED FEBRUARY 25, 2019**

- 1. A SPECIAL EXCEPTION UNDER SECTION 116-166 A(1), TO PERMIT A WATER RELATED USE OF AN EMERGENCY BOAT LAUNCH WAS GRANTED.
- 2. A VARIANCE FROM §116-165 TO PERMIT THE PROPOSED STRUCTURES WITHIN THE FLOODPLAIN CONSERVATION OVERLAY DISTRICT WAS GRANTED.
- 3. A VARIANCE FROM §116-280 H TO PERMIT AN EXCLUSIVELY RESIDENTIAL DEVELOPMENT, RATHER THAN THE MINIMUM OF TWO PERCENT (2%) OF THE FOOTPRINT AREA OF NONRESIDENTIAL USE REQUIRED WAS GRANTED.
- 4. VARIANCES FROM §116-281 A(7)(a), TO PERMIT A BUILDING HEIGHT OF FOUR (4) HABITABLE STORIES ABOVE THE FLOODPLAIN, RATHER THAN THE MAXIMUM BUILDING HEIGHT PERMITTED FOR A SINGLE-FAMILY HOUSE OF THREE (3) HABITABLE STORIES ABOVE THE FLOODPLAIN WAS GRANTED.
- 5. A VARIANCE FROM §116-281 A(9) TO PERMIT THE PROPOSED AREA OF RIVERFRONT OPEN SPACE TO BE INCLUDED IN THE CALCULATION OF TOTAL TRACT AREA WAS GRANTED.
- 6. A VARIANCE FROM §116-284 A, TO PERMIT A REDUCTION IN THE REQUIRED RIVERFRONT ARE TO NOT LESS THAN 45' IN WIDTH, RATHER THAN THE 100 TO 150' REQUIRED WAS GRANTED.
- 7. A VARIANCE FROM §116-281 A(8), TO PERMIT IMPERVIOUS COVERAGE IN EXCESS OF THE PERMITTED 75% WAS NOT REQUIRED.

GENERAL NOTES:

- 1. THIS PLAN IS BASED ON SURVEYS CONDUCTED IN THE FIELD BY NAVE NEWELL INC., COMPLETED ON DECEMBER 4, 2009, MAY 28, 2019, AND JULY 23, 2019.
- 2. PROPERTY AS SHOWN IS IN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL #42091 C0338 E PANEL 538 OF 451. BASE ELEVATION = 40. NGVD 1929 DATUM. A PORTION OF THE PROPERTY FALLS IN THE FLOODWAY.
- 3. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF WETLANDS WAS ACCOMPLISHED AS A PART OF THIS SURVEY.
- 4. THE ENTIRE PROPERTY IS WITHIN THE FLOODPLAIN CONSERVATION DISTRICT. THE BOUNDARY LINE OF ZONE 2 FALLS OUTSIDE OF THE SITE BOUNDARY. THE ENTIRE PROPERTY IS WITHIN THE RIPARIAN CORRIDOR CONSERVATION DISTRICT.
- 5. THIS PROJECT WILL REQUIRE PUBLIC WATER, SEWER AND STORMWATER MANAGEMENT CONTROLS.
- 6. THIS PLAN PROPOSES A 43' WIDE RIGHT OF WAY EXTENSION OF WASHINGTON STREET.
- 7. ACCESS EASEMENTS BETWEEN 901 WASHINGTON STREET AND DAVID'S BRIDAL WILL BE PROVIDED.
- 8. THE PERMANENT REMOVAL OF TOPSOIL FROM THE TOWNSHIP IS PROHIBITED.
- 9. OFFER OF DEDICATION OF WASHINGTON STREET IS SUBJECT TO ACCEPTANCE BY THE TOWNSHIP BOARD OF SUPERVISORS.
- 10. THE PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- 11. CONCEPTUAL SANITARY DESIGN SHOWN. APPLICANT WILL COORDINATE WITH WHITEMARSH TOWNSHIP AUTHORITY REGARDING TIE IN ELEVATION TO EXISTING SANITARY MAINHOLE.
- 12. PROPOSED STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO MEET ALL APPLICABLE STATE, COUNTY, AND TOWNSHIP REQUIREMENTS. AN INDIVIDUAL NPDES PERMIT OR AMENDMENT TO THE EXISTING NPDES PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES WILL BE REQUIRED.
- 13. UNITS 1-46 ARE SHOWN AS "FRONT/BACK" UNITS (2 SEPARATE UNITS ABOVE 2 SEPARATE TWO-CAR GARAGES) FOR DENSITY CALCULATION PURPOSES.
- 14. UNIT NUMBERS ARE SUBJECT TO CHANGE WITH FUTURE ADDRESS PLAN.

- EASEMENTS:**
- 1. EASEMENT FOR ACCESS TO THE RIVERFRONT AMENITIES WILL BE PROVIDED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
 - 2. ACCESS EASEMENTS BETWEEN 901 WASHINGTON STREET AND DAVID'S BRIDAL WILL BE PROVIDED.
 - 3. A BLANKET EASEMENT FOR UTILITIES AND STORMWATER FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.



LEGEND

Legend table defining symbols for property lines, easements, buildings, setbacks, and other site features.

PROJECT SERIAL NO. 200903340672
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

**901 Washington Street
TOWNHOUSE LAYOUT**

Table with project details: project no. 2009-134.02, date 10/3/19, scale 1" = 30', sheet no. 4 of 19.

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