

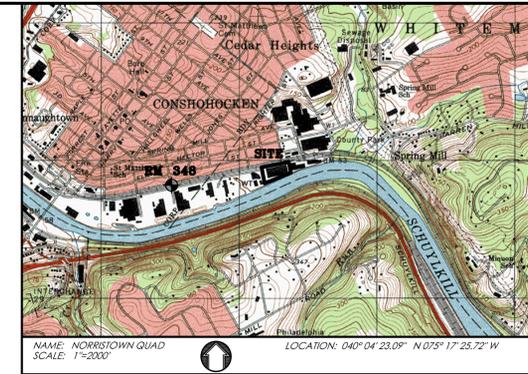
LEGEND

	PROJECT/SITE BENCHMARK
	PROPERTY LINE
	LEGAL RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING SETBACK LINE
	CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING WATERLINE
	EXISTING WATER VALVE
	EXISTING MONITORING WELL
	EXISTING BOLLARD
	EXISTING SIGN
	EXISTING FENCE LINE
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING OVERHEAD WIRE
	EXISTING MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING INLET
	EXISTING DRAINAGE PIPE
	EXISTING CONCRETE CURB
	EXISTING WOODS AND BRUSH LINE
	EXISTING BUILDINGS
	EXISTING BUILDING RUINS
	FLOODWAY LINE
	PER PA ONE CALL PLANS
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT ELEVATION
	NUMBER OF PARKING SPACES



NOTES:

- THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC., COMPLETED ON DECEMBER 4, 2009, LAST REVISITED JULY 23, 2019.
- THIS SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE.
- BEARING BASIS FOR THE SURVEY IS THE RECORD DEED AS RECORDED IN DEED BOOK 3352, PAGE 357.
- VERTICAL DATUM IS NGVD 1929. PROJECT BENCHMARK IS RM 348 (ALSO KNOWN AS KV1839), ELEV. = 55.36, LOCATED AT CROSSING OF RAILROAD AND CHERRY STREET, SET IN TOP OF NORTHWEST CORNER OF CONCRETE FOUNDATION OF MIDDLE ONE OF THREE CATENARY POLES NUMBER 12/23.
- 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 #42091C0338G, PANEL 338 OF 451, MAP REVISED MARCH 2, 2016. A PORTION OF THE PROPERTY FALLS IN THE FLOODWAY.
- LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF SITE. THE COMPLETENESS OR ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
- PURSUANT TO ACT 199 "PENNSYLVANIA ONE CALL INC." WAS PLACED ON NOVEMBER 30, 2009 AND ASSIGNED SERIAL NO. 20093340672. INFORMATION THEREBY OBTAINED WAS USED TO ILLUSTRATE EXISTING UTILITIES.
- NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF WETLANDS WAS ACCOMPLISHED AS A PART OF THIS SURVEY.
- NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF HAZARDOUS MATERIAL WAS ACCOMPLISHED AS A PART OF THIS SURVEY.
- NO ZONING REPORT WAS PROVIDED BY CLIENT.
- EXISTING TREES SHOWN ALONG SOUTHERN PROPERTY LINE WERE FLAGGED BY "PPM DESIGN BUILD" AND FIELD SURVEYED BY NAVE NEWELL, INC. ON DECEMBER 12, 2019.



NAME: NORRISTOWN QUAD SCALE: 1"=2000'
 LOCATION: 047°04'23.08" N 075°17'25.72" W

Nave NEWELL
 Where Ideas Get Down to Earth
 900 West Valley Road, Suite 1100
 P.O. Box 615, Conshohocken, PA 19048
 P: 610.265.8323 F: 610.265.4299
 www.navenewell.com

DATE	DESCRIPTION	BY	CHK'D BY
2/14/2020	FOR 2/11/2020 PLANNING COMMISSION MEETING	JFB	JLH
5/15/2020	FOR 5/12/2020 PLANNING COMMISSION MEETING	JFB	JLH

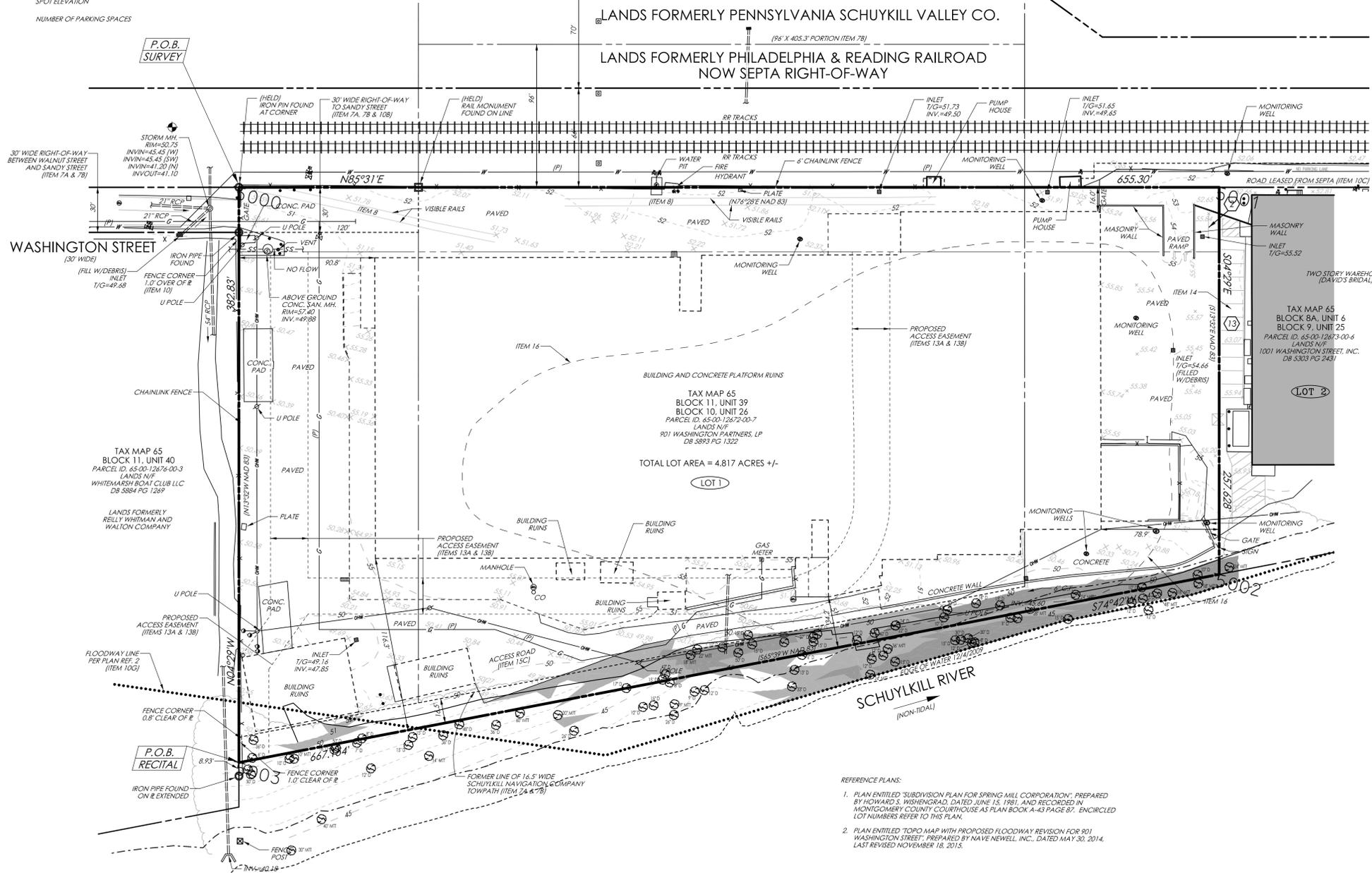
MATTHEW D. KELLY
 Professional Land Surveyor
 Pennsylvania License No. 330754249

EXISTING FEATURES PLAN

901 Washington Street
 TOWNHOUSE LAYOUT

WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT NO.	2009-134.05	DRAWN BY:	JEL
DATE:	10/31/19	CHK'D BY:	MDK
SCALE:	1" = 40'	APPROV. BY:	MDK
SHEET NO.	2 of 22		



SCHEDULE C - DESCRIPTION AND RECITAL

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED SITUATE IN WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN PREPARED FOR SPRING MILL CORPORATION MADE BY HOWARD S. WISHENGRAD, REGISTERED SURVEYOR AND PROFESSIONAL ENGINEER DATED 6-15-1981 AND RECORDED IN PLAN BOOK A43 PAGE 87 AS FOLLOWS TO WIT:

BEGINNING AT A POINT A CORNER OF LANDS NOW OR LATE OF RELY WHITEMAN AND WALTON CO., THENCE FROM SAID POINT OF BEGINNING AND ALONG AFORESAID LANDS NORTH 04 DEGREES 29 MINUTES 00 SECONDS WEST AND CROSSING A CERTAIN 30.00 FEET WIDE RIGHT-OF-WAY TO SANDY STREET AND CHAIN LINK FENCE A DISTANCE OF 382.83 FEET TO A POINT, THENCE EXTENDING FROM SAID POINT NORTH 85 DEGREES 51 MINUTES 00 SECONDS EAST AND PARTLY ALONG A ROAD MARKED PERMANENTLY LEASED FROM SEPTA A DISTANCE OF 655.30 FEET TO A POINT A CORNER OF LOT 2 AS SHOWN ON ABOVE PLAN, THENCE ALONG SAID LOT SOUTH 04 DEGREES 29 MINUTES 00 SECONDS EAST, PASSING PARTLY THROUGH SCHUYLKILL RIVER 357.628 FEET, THENCE EXTENDING FROM SAID POINT SOUTH 74 DEGREES 42 MINUTES 00 SECONDS WEST RE-CROSSING THE AFORESAID RIVER 667.154 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING IN AREA 4.817 ACRES MORE OR LESS.
 BEING LOT 1 AS SHOWN ON ABOVE PLAN.
 TAX ID / PARCEL NO. 65-00-12672-00-7

BEING PART OF THE SAME PREMISES WHICH SCHUYLKILL PROPERTIES, INC. BY DEED DATED 4/13/1965 AND RECORDED 4/14/1965 IN MONTGOMERY COUNTY IN DEED BOOK 3352 PAGE 357 CONVERTED INTO SPRING MILL CORPORATION, A PENNSYLVANIA CORPORATION, IN FEE.

DESCRIPTION OF PROPERTY
 ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WHITEMARSH, THE COUNTY OF MONTGOMERY AND THE COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

- NORTH 85° 31' EAST, CROSSING A FOUND RAILROAD MONUMENT AT A DISTANCE OF 120.00 FEET AT THE INTERSECTION WITH THE FORMER EASTERLY LINE OF SANDY STREET (NOW VACATED), A TOTAL DISTANCE OF 655.30 FEET TO A POINT, SAID POINT BEING A COMMON CORNER WITH LANDS N/F 1001 WASHINGTON STREET, INC. (BLOCK 9 UNIT 25), ALSO BEING LOT 2 ON THE PLAN REFERENCED HEREIN; THENCE, ALONG THE LINE COMMON WITH SAID LANDS;
- SOUTH 04° 29' EAST, A DISTANCE OF 257.628 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF THE SCHUYLKILL RIVER; THENCE, ALONG SAID SIDE OF THE SCHUYLKILL RIVER;
- SOUTH 74° 42' WEST, A DISTANCE OF 667.154 FEET TO A POINT ON THE LINE COMMON WITH LANDS N/F WHITEMARSH BOAT CLUB, LLC (BLOCK 11 UNIT 40), FORMERLY RELY, WHITEMAN AND WALTON CO., SAID POINT BEING LOCATED 8.93 FEET NORTH OF A FOUND IRON PIN; THENCE, ALONG SAID COMMON LINE;
- NORTH 04° 29' WEST, CROSSING AN IRON PIPE FOUND 30.00 FEET FROM THE TERMINUS OF THIS LINE AT THE INTERSECTION WITH THE SOUTHERLY LINE OF WASHINGTON STREET, A TOTAL DISTANCE OF 382.83 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED TRACT OR PARCEL OF GROUND BEING KNOWN AS LOT 1 ON A CERTAIN SUBDIVISION PLAN PREPARED FOR SPRING MILL CORPORATION DATED 6-15-1981 AND RECORDED IN PLAN BOOK A43 PAGE 87.

TITLE EXCEPTIONS:
 COMMITMENT FOR TITLE INSURANCE PREPARED BY TRIDENT LAND TRANSFER COMPANY LP.
 COMMITMENT/TITLE NUMBER: 199A03587
 ISSUING OFFICE FILE NO.: 199A03587
 COMMITMENT DATE: JULY 5, 2019
 RECORD OWNER: 901 WASHINGTON PARTNERS, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP
 PROPOSE INSURED:
 VESTING DEEDS: DEED BOOK 5893 PAGE 1322

TRACT OF LAND SUBJECT TO THE FOLLOWING EASEMENTS, RESTRICTIONS AND ENCUMBRANCES AS CONTAINED IN THE REFERENCED REPORT OF TITLE. EXCEPTION DESIGNATIONS USED HEREIN REFER TO THE DESIGNATIONS AS FOUND IN SCHEDULE B - SECTION II: EXCEPTION FROM COVENANCE:

- ITEM DESCRIPTION**
- RIGHTS OF INGRESS AND REGRESS OVER PREMISES AS IN DEED 280 AND PG 66 AND DEED BOOK 305 PAGE 57.
 A. DB 280 PG 66 - LOCATION INDETERMINATE - NOT PLOTTABLE
 B. DB 305 PG 57 - LOCATION INDETERMINATE - NOT PLOTTABLE
 - COVENANTS AS IN DEED BOOK 1091 PAGE 299 AND DEED BOOK 1105 PAGE 69.
 A. DB 1091 PG 299 - SHOWN ON PLAN.
 B. DB 1105 PG 69 - SHOWN ON PLAN.
 - EASEMENT OF RAILROAD SIDINGS WHICH EXTENDS INTO PREMISES - SHOWN ON PLAN.
 - RIGHTS GRANTED TO PECO ENERGY COMPANY IN DEED BOOK 5097 PAGE 1900 - NOT PLOTTABLE - BLANKET IN NATURE.
 - CONDITIONS DISCLOSED BY SURVEY MADE BY HOWARD S. WISHENGRAD, REGISTER SURVEYOR, PROFESSIONAL ENGINEER DATED 4-15-81 AND RECORDED IN PLAN BOOK A-43 PAGE 87.
 A. REQUIREMENT OF BUILDING SET BACK LINES - NO ZONING REPORT WAS PROVIDED BY CLIENT.
 B. ACCESS RIGHT OF WAY TO SANDY STREET ON NORTHWESTERLY SIDE OF PREMISES B - SHOWN ON PLAN.
 C. ROAD MARKED PERMANENTLY LEASED FROM SEPTA ADJACENT TO NORTHWEST OF PREMISES AND ALONG LOT 2 TO LEE STREET - NOTED ON PLAN.
 D. ACCESS ROAD ON SOUTHEASTERLY SIDE OF PREMISES, SCHUYLKILL RIVER FLOWS THROUGH PREMISES - NOTED ON PLAN.
 E. VARIOUS PARKING SPACES - SHOWN ON PLAN.
 F. FENCES - SHOWN ON PLAN.
 G. 100 YEAR FLOOD PLAIN AREA - FLOODWAY LINE SHOWN ON PLAN.
 - POSSIBLE RIGHTS OF THE UNITED STATES OF AMERICA, THE COMMONWEALTH OF PENNSYLVANIA, THE PUBLIC AND OTHER RIPARIAN OWNERS BETWEEN HIGH AND LOW WATER MARKS OF SCHUYLKILL RIVER - APPROXIMATE LOCATION EDGE OF WATER SHOWN ON PLAN.
 - SUBJECT TO LAWS AND AUTHORITY OF THE FEDERAL AND STATE GOVERNMENT, THEIR POLITICAL SUBDIVISIONS AND AGENCIES, TO REGULATE COMMERCE AND NAVIGATION OVER PART OF THE PREMISES EXTENDING BEYOND THE HIGH WATER MARK OF SCHUYLKILL RIVER AND TO EXERT GOVERNMENTAL TITLE AND OWNERSHIP IN THE AREA LYING BEYOND THE ORIGINAL LOW WATER MARK - APPROXIMATE LOCATION EDGE OF WATER SHOWN ON PLAN.
 - DEED OF EASEMENT AS IN DEED BOOK 3988 PAGE 2145 AND DEED BOOK 5986 PAGE 1824.
 A. DB 3988 PG 2145 - SHOWN ON PLAN.
 B. DB 5986 PG 1824 - SHOWN ON PLAN.
 - RECIPROCAL EASEMENT AGREEMENT AS IN DEED BOOK 5967 PAGE 411 - PARKING SPACES SHOWN ON PLAN.
 - CONDITIONS RELATING TO A CERTAIN LEASE (NOT FOUND) AS SET FORTH IN MORTGAGE BOOK P047 PAGE 385 - NOT A SURVEY ISSUE.
 - ENVIRONMENTAL COVENANTS AGREEMENT IN DEED BOOK 6142 PAGE 763 - APPROXIMATE LOCATION SHOWN ON PLAN.

- REFERENCE PLANS:**
- PLAN ENTITLED "SUBDIVISION PLAN FOR SPRING MILL CORPORATION", PREPARED BY HOWARD S. WISHENGRAD, DATED JUNE 15, 1981, AND RECORDED IN MONTGOMERY COUNTY COURTHOUSE AS PLAN BOOK A-43 PAGE 87. ENCIRCLED LOT NUMBERS REFER TO THIS PLAN.
 - PLAN ENTITLED "TOPO MAP WITH PROPOSED FLOODWAY REVISION FOR 901 WASHINGTON STREET", PREPARED BY NAVE NEWELL, INC., DATED MAY 30, 2014, LAST REVISED NOVEMBER 18, 2015.



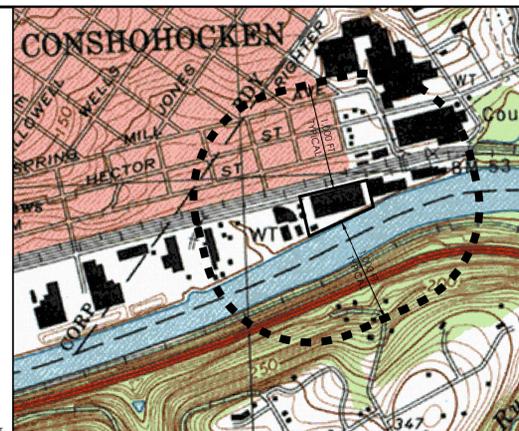
PROJECT SERIAL NO. 20093340672
 CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776



NOTE: AVAILABLE SIGHT DISTANCE ALONG WASHINGTON STREET TO THE WEST OF DRIVEWAY 'A' IS APPROXIMATELY 220' FOR ONCOMING TRAFFIC IN THE EASTBOUND APPROACH LANE. SIGHT DISTANCE IS SOMEWHAT INHIBITED BY OVERGROWTH AND FIELD CONDITIONS. WASHINGTON STREET IS NOT IMPROVED IN THIS AREA PER THE STANDARDS OF THE WHITEMARSH TOWNSHIP CODE.

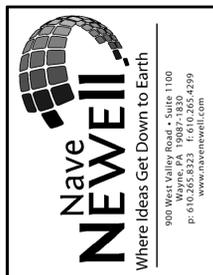
LANDS FORMERLY PENNSYLVANIA SCHUYLKILL VALLEY CO.

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



SOURCE: NORRISTOWN QUAD
LOCATION: 04°04'23.07" N
075°17'23.72" W

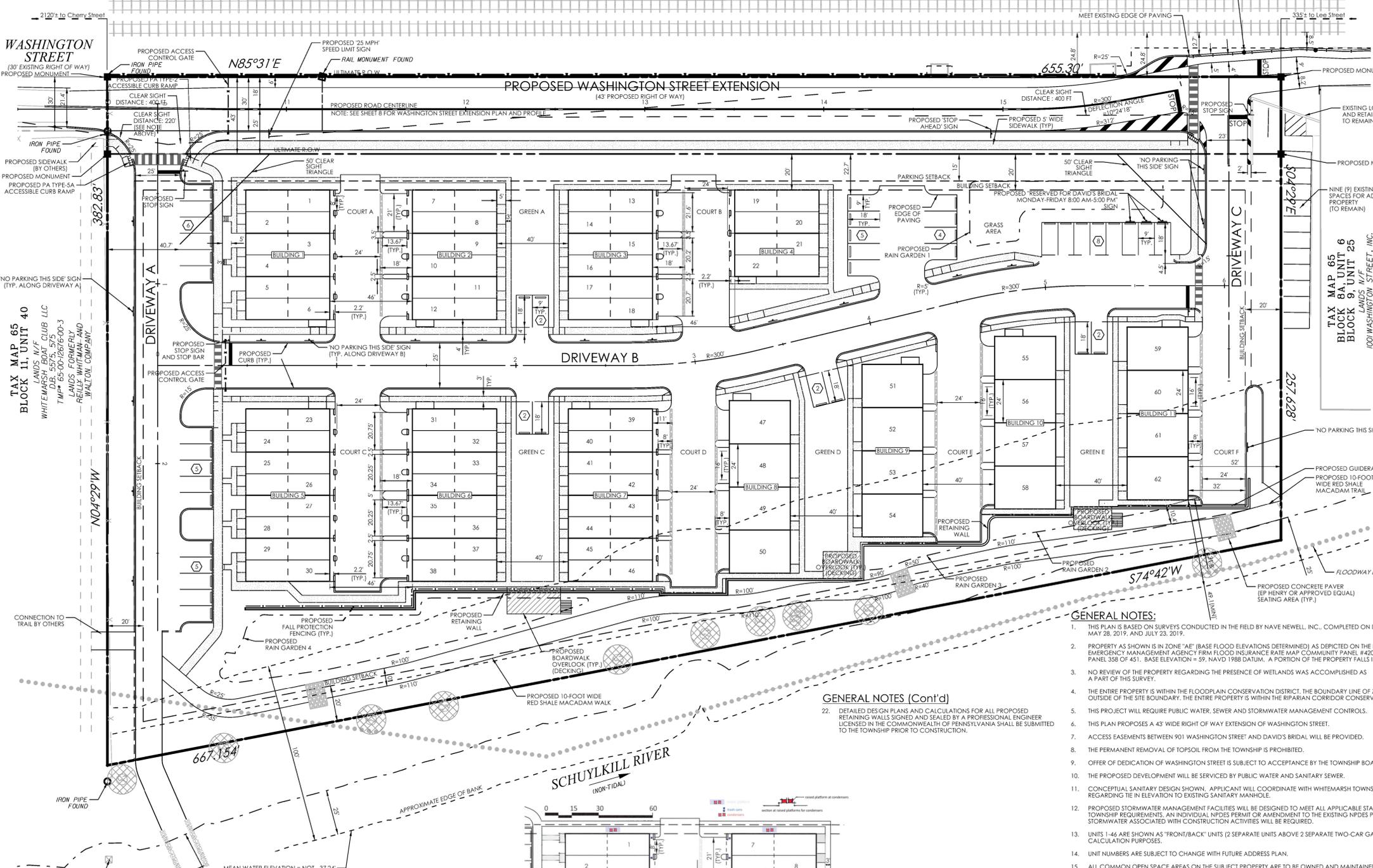
LOCATION MAP
SCALE: 1" = 800'



APPLICANT:	901 WASHINGTON PARTNERS, L.P.
CONTACT NAME:	JIM WESEY
CONTACT INFO:	481-873-5585 120 PENNSYLVANIA AVENUE MALVERN, PA 19355
SITE / ZONING DATA TABLE	
TAX PARCEL NUMBER:	45-00-12677-00-7
ADDRESS:	901 WASHINGTON STREET, CONSHOHOCKEN, PA 19328
GROSS LOT AREA:	4.81 ACRES / 209,846 SF
NET LOT AREA:	LESS 44 ACRES / 28,178 SF (WASHINGTON STREET)
CLASSIFICATION:	4.17 ACRES / 181,668 SF HVV HEAVY INDUSTRIAL DISTRICT RCCD RIPARIAN CORRIDOR CONSERVATION OVERLAY DISTRICT FLOODPLAIN CONSERVATION OVERLAY DISTRICT STEEP SLOPE OVERLAY DISTRICT RD-1 RIVERFRONT DEVELOPMENT DISTRICT SINGLE FAMILY ATTACHED
PROPOSED USE:	
CRITERIA: RDD-1	REQUIRED EXISTING PROPOSED
MINIMUM LOT AREA	3 ACRES 4.81 ACRES 4.17 ACRES (NET)**
MINIMUM LOT WIDTH	200' 655.5'
BUILDING SETBACK	20' 16.1'
FROM UNATTACHED BUILDINGS	40' 2.5'
FROM RIGHT OF WAY	10' MIN./20' AVE. N/A
FROM PUBLIC TRAIL	15' 0.0'
PARKING SETBACK	10' 0.0'
FROM PROPERTY LINE	10' 0.0'
FROM BUILDING	15' 0.0'
MAXIMUM BUILDING HEIGHT	3 STORIES ABOVE FLOODPLAIN 60.8'
MAXIMUM BUILDING COVERAGE	40% 51%*
MAXIMUM IMPERVIOUS COVERAGE	75% 91.9%*
MINIMUM RIVERFRONT AREA	150' 26.5'
MAX. ACCESSORY USES IN REAR YARD	30% 6.4% 29.2% (3,895 SF)
* EXISTING NON-CONFORMITY ** VARIANCE GRANTED *** VARIANCE GRANTED TO INCLUDE RIVERFRONT AREA IN TOTAL TRACT CALCULATIONS.	
PARKING SUMMARY	
REQUIREMENT: §116-282.E 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.	
REQUIRED	PROPOSED
1.75 X 16 (SINGLE UNITS) = 28 SPACES	2 X 16 SPACES = 32 SPACES
1.75 X 46 (46 FRONT/BACK UNITS) = 80.5 SPACES	2 X 46 SPACES = 92 SPACES
TOTAL = 108.50 SPACES REQUIRED	41 OFF-STREET PARKING SPACES = 165 PARKING SPACES PROVIDED
DRIVEWAY SPACES BEHIND UNITS 7-18, 31-46, AND 47-62 ARE NOT COUNTED IN TOTALS.	
† UNITS 1-46 ARE SHOWN AS "FRONT/BACK" UNITS FOR DENSITY CALCULATIONS AND WILL BE COMPRISED OF TWO UNITS PER BUILDING.	
RESIDENTIAL DENSITY	
REQUIREMENT: RESIDENTIAL DENSITY SHALL NOT EXCEED 30 DWELLING UNITS PER GROSS ACRE.	
REQUIRED	PROPOSED
4.81 X 30 = 144 UNITS MAX	62 UNITS



JAMES P. BANNON
Professional Engineer
Pennsylvania License No. PE 082,37



TAX MAP 65
BLOCK 8A, UNIT 6
BLOCK 9, UNIT 25
LANDS N/F
1001 WASHINGTON STREET, INC.
TEMP: 65-0016679-006

TAX MAP 65
BLOCK 11, UNIT 40
WHITEMARSH TOWNSHIP CLUB LLC
LANDS N/F
5501 WASHINGTON STREET
TEMP: 65-0016679-003

TAX MAP 65
BLOCK 11, UNIT 40
WHITEMARSH TOWNSHIP CLUB LLC
LANDS N/F
5501 WASHINGTON STREET
TEMP: 65-0016679-003

TAX MAP 65
BLOCK 11, UNIT 40
WHITEMARSH TOWNSHIP CLUB LLC
LANDS N/F
5501 WASHINGTON STREET
TEMP: 65-0016679-003

TAX MAP 65
BLOCK 11, UNIT 40
WHITEMARSH TOWNSHIP CLUB LLC
LANDS N/F
5501 WASHINGTON STREET
TEMP: 65-0016679-003

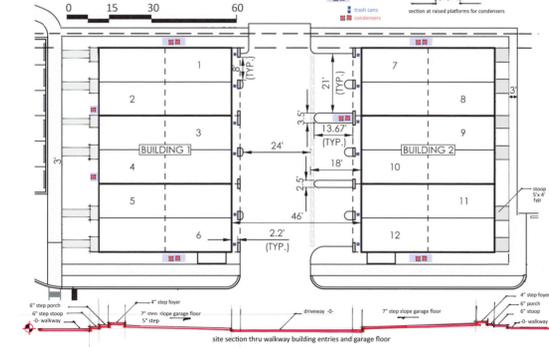
TAX MAP 65
BLOCK 11, UNIT 40
WHITEMARSH TOWNSHIP CLUB LLC
LANDS N/F
5501 WASHINGTON STREET
TEMP: 65-0016679-003

TAX MAP 65
BLOCK 11, UNIT 40
WHITEMARSH TOWNSHIP CLUB LLC
LANDS N/F
5501 WASHINGTON STREET
TEMP: 65-0016679-003

- GENERAL NOTES:**
- 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.
 - PROPERTY AS SHOWN IS IN ZONE "AF" (BASE FLOOD ELEVATIONS DETERMINED) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL #42091C0358 G, PANEL 358 OF 451. BASE ELEVATION = 59'. NAVD 1988 DATUM. A PORTION OF THE PROPERTY FALLS IN THE FLOODWAY.
 - NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF WETLANDS WAS ACCOMPLISHED AS A PART OF THIS SURVEY.
 - 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.
 - THIS PROJECT WILL REQUIRE PUBLIC WATER, SEWER AND STORMWATER MANAGEMENT CONTROLS.
 - THIS PLAN PROPOSES A 43' WIDE RIGHT OF WAY EXTENSION OF WASHINGTON STREET.
 - ACCESS EASEMENTS BETWEEN 901 WASHINGTON STREET AND DAVID'S BRIDAL WILL BE PROVIDED.
 - THE PERMANENT REMOVAL OF TOPSOIL FROM THE TOWNSHIP IS PROHIBITED.
 - OFFER OF DEDICATION OF WASHINGTON STREET IS SUBJECT TO ACCEPTANCE BY THE TOWNSHIP BOARD OF SUPERVISORS.
 - THE PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
 - CONCEPTUAL SANITARY DESIGN SHOWN. APPLICANT WILL COORDINATE WITH WHITEMARSH TOWNSHIP AUTHORITY REGARDING TIE IN ELEVATION TO EXISTING SANITARY MANHOLE.
 - 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.
 - UNITS 1-46 ARE SHOWN AS "FRONT/BACK" UNITS (2 SEPARATE UNITS ABOVE 2 SEPARATE TWO-CAR GARAGES) FOR DENSITY CALCULATION PURPOSES.
 - UNIT NUMBERS ARE SUBJECT TO CHANGE WITH FUTURE ADDRESS PLAN.
 - ALL COMMON OPEN SPACE AREAS ON THE SUBJECT PROPERTY ARE TO BE OWNED AND MAINTAINED BY A HOME OWNER'S ASSOCIATION.
 - STRUCTURES INCLUDING BUT NOT LIMITED TO MAILBOXES, FENCES, AND POLES SHALL NOT BE ERRECTED WITHIN STREET RIGHTS-OF-WAY.
 - NO STRUCTURE, FENCE, PLANTING OR OTHER STRUCTURE SHALL BE MAINTAINED BETWEEN A PLANE TWO FEET ABOVE THE CURB LEVEL AND A PLANE SEVEN FEET ABOVE CURB LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY ACROSS THE CORNER WITH THAT PART OF THE REQUIRED FRONT YARD WHICH IS WITHIN THE CLEAR SIGHT TRIANGLE. CLEAR SIGHT TRIANGLES ARE SHOWN ON THE DRAWING.
 - IN THE EVENT THAT THE PROPERTY OWNER SHALL REFUSE OR NEGLECT TO COMPLY WITH THE PROVISIONS OF CHAPTER 58 OR THE REQUIREMENTS OF THE TOWNSHIP ENGINEER, AND THE NON-COMPLIANCE IS CREATING A DANGER TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY, THE BOARD OF SUPERVISORS MAY TAKE APPROPRIATE MEASURES TO CORRECT THE VIOLATION AND ASSESS ALL EXPENSES OF SUCH MEASURES AGAINST THE PERSON. THE BOARD OF SUPERVISORS MAY SEEK REIMBURSEMENT BY ANY MEANS PERMITTED BY LAW.
 - ALL INTERNAL CURB RADI TO BE 5' UNLESS OTHERWISE NOTED.
 - TRASH COLLECTION WILL BE PICKED UP AT INDIVIDUAL RESIDENT DRIVEWAYS, CONSISTENT WITH HOMEOWNER EXPECTATIONS. THERE IS NO COMMUNAL TRASH RECEPTACLE PROVIDED.
 - A REPORT INDICATING SUITABILITY OF THE SUBJECT SITE FOR DEVELOPMENT ADDRESSING THE POTENTIAL FOR SUBSIDENCE AND MEASURES TO ADDRESS SAME, TOPOGRAPHICAL SUITABILITY, AND GENERAL PRESERVATION OF HEALTH, LIFE, AND PROPERTY SHALL BE PREPARED BY REGISTERED PROFESSIONAL ENGINEER EXPERIENCED IN GEOTECHNICAL ENGINEERING.

GENERAL NOTES (Cont'd)

22. DETAILED DESIGN PLANS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA SHALL BE SUBMITTED TO THE TOWNSHIP PRIOR TO CONSTRUCTION.



- EASEMENT NOTES:**
- EASEMENT FOR ACCESS TO THE RIVERFRONT AMENITIES WILL BE PROVIDED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
 - ACCESS EASEMENTS BETWEEN 901 WASHINGTON STREET AND DAVID'S BRIDAL WILL BE PROVIDED.
 - A BLANKET EASEMENT FOR UTILITIES AND STORMWATER FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
 - STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY BY THE PROPERTY OWNER, WHICH WILL BE A FUTURE HOMEOWNERS ASSOCIATION. THE PROPERTY OWNER SHALL PROVIDE A BLANKET STORMWATER ACCESS EASEMENT TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS TO THE STORMWATER FACILITIES. IF, IN THE JUDGMENT OF THE TOWNSHIP ENGINEER, THE OWNER HAS FAILED TO MAINTAIN THE STORMWATER FACILITIES IN SUCH A MANNER AS TO ENSURE THEIR PROPER FUNCTIONING, THE TOWNSHIP AFTER PROVIDING A WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS OF THE OWNER AND TO MAKE ANY REPAIRS AS MAY BE NECESSARY TO THE STORMWATER FACILITIES TO ENSURE THAT SUCH FACILITIES FUNCTION AND PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY AND ALL COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY THE OWNER. A LIEN OR LIENS MAY BE PLACED AGAINST THE PROPERTY IF THE OWNER FAILS TO REMIT PAYMENT WITHIN SIXTY (60) DAYS.

901 Washington Street
TOWNHOUSE LAYOUT

BRANDING NAME: RIVERplace

Project no.	2009-134.05	drawn by:	JPB
date:	10/31/19	chk'd by:	JPB
scale:	1" = 30'	approved by:	JPB
sheet no.			