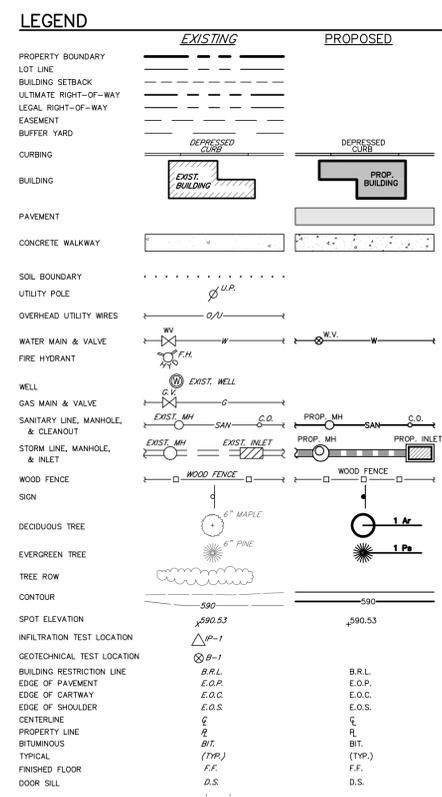


PLAN INDEX				
PLAN DESIGNATION	PLAN TITLE	PLAN NO.	DATE	LAST REV.
SP-1	SITE DEVELOPMENT PLAN	1 of 11	07/30/17	
EF-1	EXISTING FEATURES & DEMOLITION PLAN	2 of 11	07/30/17	
GU-1	GRADING & UTILITY PLAN	3 of 11	07/30/17	
LA-1	LANDSCAPING PLAN	4 of 11	07/30/17	
LI-1	LIGHTING PLAN	5 of 11	07/30/17	
ES-1	EROSION & SEDIMENTATION POLLUTION CONTROL PLAN	6 of 11	07/30/17	
ESD-1	EROSION & SEDIMENTATION POLLUTION CONTROL DETAILS	7 of 11	07/30/17	
ESD-2	EROSION & SEDIMENTATION POLLUTION CONTROL DETAILS	8 of 11	07/30/17	
PC-1	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	9 of 11	07/30/17	
PCD-1	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	10 of 11	07/30/17	
DE-1	CONSTRUCTION DETAILS	11 of 11	07/30/17	

USERS (OWNERS, CONTRACTORS) OF THIS PLAN ARE ADVISED THAT ALL PLANS SHOWN IN THE ABOVE REFERENCED PLAN INDEX SHALL BE UTILIZED WHEN PREPARING ESTIMATES, MANUFACTURING STRUCTURES, AND PERFORMING CONSTRUCTION. CERTAIN PLANS MAY HAVE FEATURES (EXISTING OR PROPOSED) WHICH MAY BE HIDDEN FROM VIEW TO PROVIDE CLARITY FOR THAT PARTICULAR PLAN. ALL DRAWINGS WITHIN THIS PLAN SET SHALL BE REVIEWED AND UTILIZED.



**PROOF OF RECORDING**  
 PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY, PENNSYLVANIA, MAP DOCUMENT IDENTIFICATION NUMBER \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

WITNESS: \_\_\_\_\_ RECORDER OF DEEDS

**WHITEMARSH TOWNSHIPS BOARD OF SUPERVISORS APPROVAL**  
 BY AUTHORITY VESTED IN ME BY THE MONTGOMERY COUNTY PLANNING COMMISSION, I HEREBY CERTIFY THAT THIS PLAN MEETS ITS REQUIREMENTS.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEER'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

PAUL T. SCHMOLL, P.E. PE076698 DATE \_\_\_\_\_  
 BARRY ISETT & ASSOCIATES, INC.  
 85 S ROUTE 100  
 ALLENTOWN, PA 18106

SIGNING SCHEDULE			
SYMBOL	MUTCD / PENNDOT SERIES	REMARKS	
(A)	R7-B W / R7-BP	12' x 18' 12' x 6'	RESERVED PARKING SIGN VAN ACCESSIBLE

NOTES:  
 1. ALL SIGNS ARE TO BE FLAT SHEET ALUMINUM.  
 2. REFERENCE TO PENNDOT 408 SECTION, LATEST EDITION.  
 3. ALL HANDICAP PARKING SIGNAGE SHALL COMPLY WITH SECTION 3354(d)(3)(i) OF 78 P.S. C.S. (THE VEHICLE CODE).  
 4. MOUNT SIGN IN ACCORDANCE WITH ALL ADA REQUIREMENTS.

PAVEMENT MARKINGS LABEL	
DESCRIPTION	DESCRIPTION
(1)	ACCESSIBILITY SYMBOL (WHITE SYMBOL ON 48"x48" BLUE BACKGROUND)
(2)	4" SINGLE WHITE LINE
(3)	4" SINGLE BLUE LINE
(4)	ADA GORE AREA (4" SINGLE BLUE OUTLINE WITH 4" BLUE LINES 3/8" C-C @ 45°)

- NOTES:**
- IF CONFLICTS WITH THIS PLAN ARE FOUND THE CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
  - ALL TOWNSHIP PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
  - ALL SIGNS AND PAVEMENT MARKINGS ARE TO COMPLY WITH THE LATEST EDITION OF THE MUTCD.
  - SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND FOR ADDITIONAL INFORMATION AND DETAILS.
  - THIS PROJECT IS PROTECTED TO HAVE AN INCREASE IN SANITARY SEWER FLOWS OF 0 GPD, SINCE NO EMPLOYEES ARE ANTICIPATED.
  - OWNER/CONTRACTOR TO DETERMINE ANY ADDITIONAL DOOR LOCATIONS AS REQUIRED BY APPLICABLE CODES.

- REFERENCE PLANS**
- PLAN ENTITLED 'ALTA/ACSM LAND TITLE SURVEY OF LEE PARK' PREPARED BY BARRY ISETT AND ASSOCIATES DATED 10/05/06.
  - PLAN ENTITLED 'TOPOGRAPHIC SURVEY OF SPRING MILL' DATED 1/16/08, BY BARRY ISETT & ASSOCIATES.
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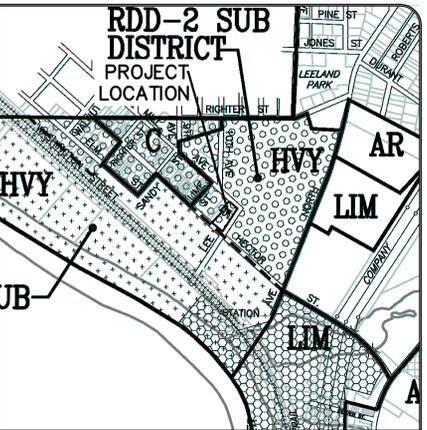
- SURVEY NOTES**
- PROPERTY SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, AND RESTRICTIONS OF RECORD.
  - THIS DRAWING HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. B.I.A., INC. HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
  - WHILE CONDUCTING THE FIELD SURVEY, THERE WAS NO OBSERVED EVIDENCE OF: CURRENT EARTH MOVING, PROPOSED STREET RIGHT OF WAY CHANGES OR SIDEWALK CHANGES, WETLAND FLAGS, POSSIBLE WETLAND AREAS OR CEMETERIES.
  - THERE WERE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES PROVIDED IN THE TITLE COMMITMENT.
  - THERE ARE NO PARTY WALLS ALONG PROPERTY LINES.
  - THE PROPERTY HAS DIRECT ACCESS TO HECTOR STREET, END STREET & SPRING MILL AVENUE AS SHOWN. DRIVEWAY ACCESSES ARE TO END STREET AND HECTOR STREET AS SHOWN.
  - THE LEGAL DESCRIPTION SHOWN HEREON REPRESENTS THE SAME PROPERTY AS INSURED IN THE HEREON REFERENCED TITLE COMMITMENT. THE LEGAL DESCRIPTION SHOWN HEREON REPRESENTS THE SURVEYED LINES AND FORMS A MATHEMATICALLY CLOSED FIGURE.
  - THE WESTERLY RIGHT OF WAY LINE OF END STREET (25' WIDE) AS SHOWN ON REFERENCE PLAN 7 IS CONCURRENT WITH THE EASTERLY BUILDING LINE OF THE TWO STORY MASONRY BUILDING SHOWN HEREON. THE DISTANCE FROM THE INTERSECTION OF THAT BUILDING LINE EXTENDED TO HECTOR ROAD RIGHT OF WAY AND THE SOUTHWESTERLY PROPERTY CORNER ALONG HECTOR ROAD RIGHT OF WAY IS 119.40' AS SHOWN ON REFERENCE PLAN 7. THE LOCATION OF END STREET RIGHT OF WAY SHOWN HEREON DISAGREES WITH THE LOCATION AS SHOWN ON REFERENCE PLAN 7.
  - ANY DISCREPANCIES FOUND DURING THE RECONCILIATION OF RECORD INFORMATION WITH FIELD MEASUREMENTS SHOWN ON THIS SURVEY ARE DUE TO THE PROFESSIONAL EVALUATION OF SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, DEED CALLS, LOCATIONS OF CORNER MONUMENTATION, LOCATIONS OF LONG STANDING POSSESSION LINES OR OTHER BOUNDARY LINE EVIDENCE, CART WAY LOCATIONS (ROADS), INTENT OF ORIGINAL SURVEY, SENIORITY OF TITLE, AND ERROR IN RECORD MEASUREMENTS/CLOSURES.

**CERTIFICATION OF OWNER OF RECORD**  
 I, (WE) THE UNDERSIGNED, BEING THE OWNER(S) IN PEACEFUL POSSESSION OF THE LAND HEREIN PLATED AND BEING THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME, DO HEREBY ADOPT THIS PLAN OF PROPERTY SITUATED IN THE WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, (AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL LAND FOR PUBLIC PURPOSES SHOWN HEREON). THE FOREGOING ADOPTION (AND DEDICATION) IS MADE BY ME (US) WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL BY THE ALLENTOWN CITY PLANNING COMMISSION, IF HERETO ATTACHED WILL BECOME NULL AND VOID UNLESS THE PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF MONTGOMERY COUNTY, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF THE DATE OF SAID APPROVAL.

SIGNATURE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_

**NOTARIZATION**  
 SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

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



**LOCATION MAP**  
 SOURCE: WHITEMARSH TOWNSHIP ZONING MAP (REV. 2015)  
 SCALE: 1"=800'

**SITE DATA:**  
 OWNER: SEVENTH LLC  
 101 RICHARDSON ST.  
 C/O KALMON DOLGIN ASSOCIATES  
 BROOKLYN, NY 11211

SITE ADDRESS: 1032 EAST HECTOR ST.  
 CONSHOHOCKEN, PA 19428

PARCEL ID: 65-00-05578-00-9  
 TAX MAP ID: 65009 005  
 LOT SIZE: 17815 S.F.

SITE ADDRESS: 1029 SPRING MILL AVE.  
 CONSHOHOCKEN, PA 19428

PARCEL ID: 65-00-10741-00-3  
 TAX MAP ID: 65009 004  
 LOT SIZE: 9680 S.F.

NUMBER OF LOTS: 2  
 D.B.V. 6039-00830  
 TOTAL AREA: 0.631 ACRES

SEWER: PUBLIC  
 WATER: PUBLIC  
 DATUM: DATUM IS BASED UPON AN NGS BENCH MARK DISK IDENTIFICATION NUMBER KV 1838 SET BEYOND THE WEST END OF THE SPRING MILL STATION PLATFORM. ELEVATION 51.59 FEET NAVD 88.

**ZONING**  
 RDD-2 SUB DISTRICT - (THE RIVERFRONT DEVELOPMENT SUB-DISTRICT OVERLAY DISTRICT) WITHIN THE HVY - HEAVY INDUSTRIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	27,486 S.F.	27,486 S.F.
MIN. LOT WIDTH	75'-0"	119.4'	119.4'
MIN. FRONT YARD (HECTOR)	0'-0"	0'-0"	0'-0"
MIN. FRONT YARD (LEE)	0'-0"	0'-0"	10'-0"/1'-6"
MIN. SIDE YARD	15'-0"	15'-0"	15'-0"
MIN. REAR YARD (SPRING MILL)	30'-0"	181'-0"	167'-0"
MAX. BLDG HT.	35' OR 3 STORIES	28'	36'
BLDG COVERAGE	60%	10.6%	24.1%
IMPERVIOUS COVERAGE	75%	65.7%	68.6%

**PARKING SPACES FORMULA- REQUIRED PARKING:**

PARKING OFFICE - 1 PARKING SPACE PER 250 S.F. OF GROSS FLOOR AREA = (6,300/250) = 26 PARKING SPACES

PARKING DWELLING - 1.75 PARKING SPACES PER DWELLING UNIT  
 DWELLING UNITS = 12  
 (1.75x12) = 21 PARKING SPACES

TOTAL REQUIRED - 26+21 = 47 SPACES

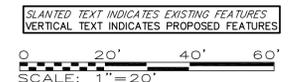
REDUCED PARKING REQUIRED (116-282.E(2)) - 0.75x47 = 36 SPACES

PROPOSED PARKING - ONSITE = 33 SPACES  
 - OFFSITE = 3 SPACES

NOTE- ALL ZONING INFORMATION MUST BE VERIFIED AND INTERPRETED BY A TOWNSHIP ZONING OFFICIAL



Know what's below.  
 Call before you dig.



REVISIONS	DATE	BY

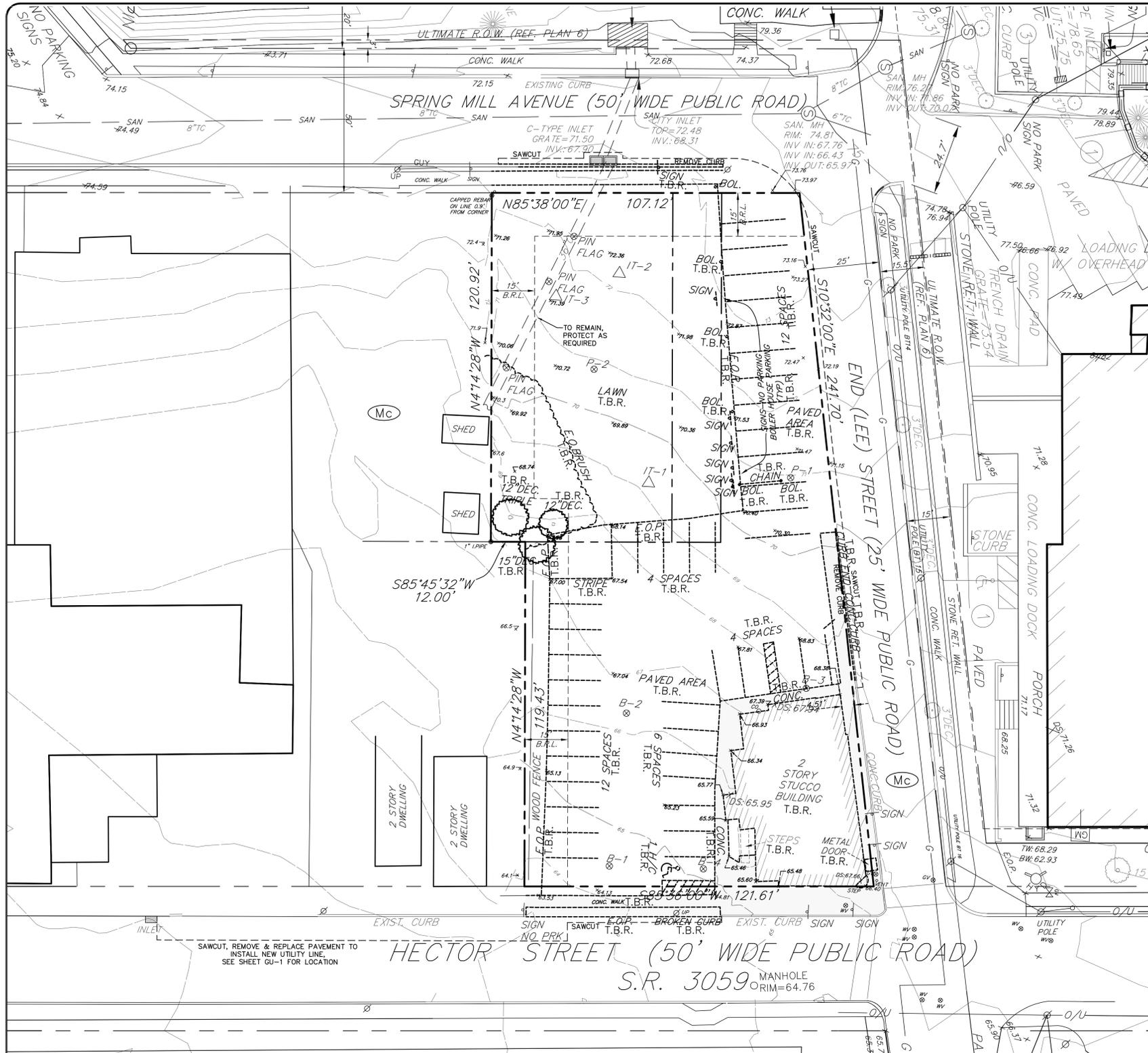
**BARRY ISETT & ASSOCIATES**  
 MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS

610.398.0904  
 baryisett.com

**PRELIMINARY / FINAL PLAN**

**SITE DEVELOPMENT PLAN**  
 LEE PARK COMMONS  
 1032 EAST HECTOR STREET  
 WHITEMARSH TOWNSHIP  
 MONTGOMERY COUNTY, PA

DATE: 7/31/17	DSGN:
SCALE: 1"=20'	CHK: KJL
DRAWN: CMG	APPRD: PTS
JOB: 1024517.000	P MGR: PTS
COPYRIGHT 2017	
SHEET: 1 OF 11	
<b>SP-1</b>	



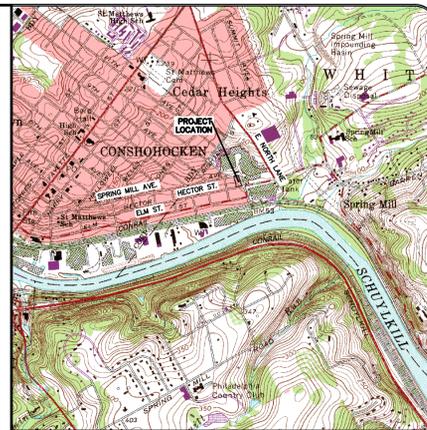
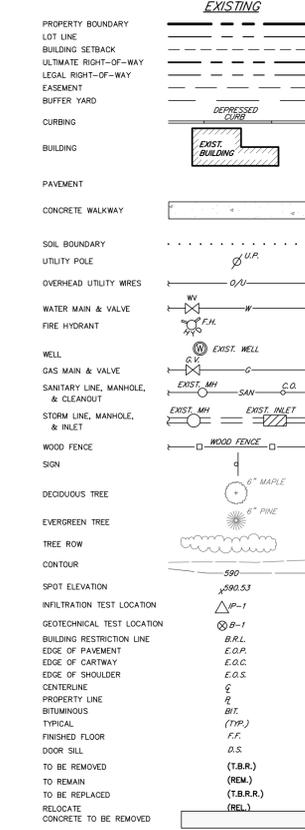
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**LEGEND**



**LOCATION MAP**  
SOURCE: USGS NORRISTOWN SQUARE QUADRANGLE  
SCALE: 1"=200'

**SITE DATA:**  
OWNER: SEVENTH LLC  
101 RICHARDSON ST.  
C/O KALMON DOLGIN ASSOCIATES  
BROOKLYN, NY 11211

SITE ADDRESS: 1032 EAST HECTOR ST.  
CONSHOHOCKEN, PA 19428  
PARCEL ID: 65-00-05578-00-9  
TAX MAP ID: 65009 005  
LOT SIZE: 17815 S.F.

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PARCEL ID: 65-00-10741-00-3  
TAX MAP ID: 65009 004  
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D.B.V. 6039-00830  
TOTAL AREA: 0.631 ACRES

SEWER: PUBLIC  
WATER: PUBLIC  
DATUM: IS BASED UPON AN NGS BENCH MARK DISK IDENTIFICATION NUMBER KV 1838 SET BEYOND THE WEST END OF THE SPRING MILL STATION PLATFORM. ELEVATION 51.59 FEET NAVD 88.

**ZONING**  
RDD-2 SUB DISTRICT - (THE RIVERFRONT DEVELOPMENT SUB-DISTRICT OVERLAY DISTRICT) WITHIN THE HVY - HEAVY INDUSTRIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
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(1.75x12) = 21 PARKING SPACES

TOTAL REQUIRED - 26+21 = 47 SPACES

REDUCED PARKING REQUIRED (116-282[E(2)] - 0.75x47 = 36 SPACES)

PROPOSED PARKING - ONSITE = 33 SPACES  
- OFFSITE = 3 SPACES

NOTE- ALL ZONING INFORMATION MUST BE VERIFIED AND INTERPRETED BY A TOWNSHIP ZONING OFFICIAL

**DEMOLITION NOTES**

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED FOR INVERT ELEVATIONS AND LOCATION BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
3. ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPT. OF LABOR, OSHA.
4. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
5. IN ACCORDANCE TO STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL PA ONE-CALL FOR UTILITY MARK-OUT IN ADVANCE OF ANY UTILITY EXCAVATION.

Job #: 1024517.00      Date: 5/2/2017

SOIL		SOILS INFORMATION FACT SHEET							SOIL CONDITIONS FOR CONSTRUCTION				
S/I	SYMBOL NAME	TEXTURE	SLOPE %	HYDRO. SOIL GROUP	HYDRIC (INCLUSIONS)	HYDRIC COMPONENT	WINTER GRADING (TABLE 7)	DEPTH OF WATER TABLE (TABLE 6)	DEPTH TO BEDROCK (FT) (TABLE 6)	WATERWAYS (TABLE 7)	BUILDING SITE (TABLE 8)	ROAD/FILL (TABLE 7)	TOPSOIL (TABLE 7)
	Mc Made Land	Limestone materials					Fair	1-5	0-15	Limestone ledges	Moderate: solution channels n bedrock	Fair	Unsuitable

SLANTED TEXT INDICATES EXISTING FEATURES  
VERTICAL TEXT INDICATES PROPOSED FEATURES

0 20' 40' 60'  
SCALE: 1"=20'

REVISIONS	DATE	BY

610.398.0904  
baryisett.com

**BARRY ISETT & ASSOCIATES**  
MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS

**PRELIMINARY / FINAL PLAN**

**EXISTING FEATURES & DEMOLITION PLAN**

LEE PARK COMMONS  
1032 EAST HECTOR STREET  
WHITEMARSH TOWNSHIP  
MONTGOMERY COUNTY, PA

DATE: 7/31/17      DSGN: KJL  
SCALE: 1"=20'      CHK: PMS  
DRAWN: CMG      APPRD: PMS  
JOB: 1024517.000      P MGR: PMS

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SHEET: 2 OF 10

**EF-1**