NOTES:

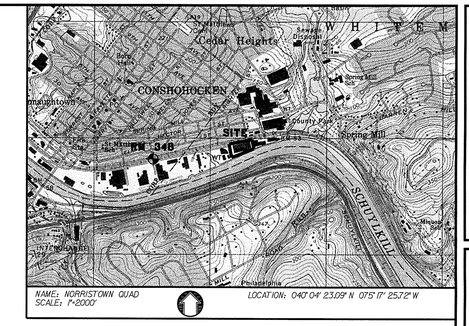
1. THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC. COMPLETED ON DECEMBER 4, 2009.
2. THIS SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE.
3. BEARING BASIS FOR THE SURVEY IS THE RECORD DEED AS RECORDED IN DEED BOOK 3352, PAGE 357
4. 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 CATEWAY POLES NUMBER 12/23.
5. 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 #42091C0359 E. PANEL 359 OF 451. BASE ELEVATION = 60. NGVD 1929 DATUM. A PORTION OF THE PROPERTY FALLS IN THE FLOODWAY.
7. 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 ACCURACY 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.
8. 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.
9. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF WETLANDS WAS ACCOMPUSHED AS A PART OF THIS SURVEY.
10. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF HAZARDOUS MATERIAL WAS ACCOMPUSHED AS A PART OF THIS SURVEY.

ZONING DATA

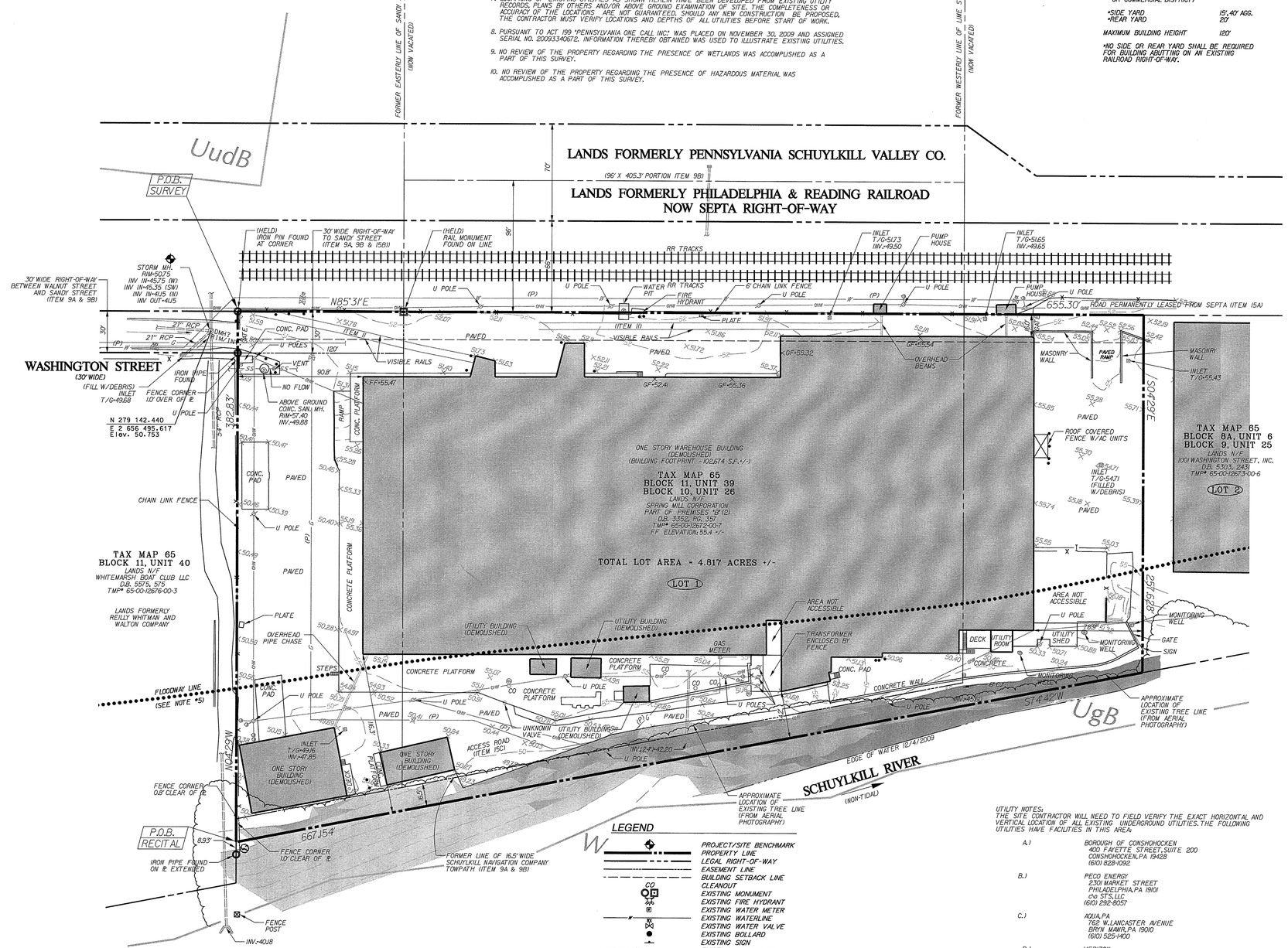
PROPERTY ZONED "IM" - INDUSTRIAL DISTRICT PER THE WHITEMARSH TOWNSHIP ZONING CODE CHAPTER 116, SECTIONS 145 TO 155

	REQUIRED
MINIMUM LOT AREA	2 AC
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	60%
SETBACKS:	
FRONT YARD (WHEN LOCATED ACROSS FROM INDUSTRIAL DISTRICT OR COMMERCIAL DISTRICT)	20'
*SIDE YARD	15', 40' AGG.
*REAR YARD	20'
MAXIMUM BUILDING HEIGHT	120'

*NO SIDE OR REAR YARD SHALL BE REQUIRED FOR BUILDING ABUTTING ON AN EXISTING RAILROAD RIGHT-OF-WAY.



NAME: NORRISTOWN QUAD
SCALE: 1"=2000'
LOCATION: 040°04' 23.09" N 075°17' 25.72" W



OWNER / APPLICANT

901 WASHINGTON PARTNERS, L.P.
120 PENNSYLVANIA AVENUE
MALVERN, PENNSYLVANIA 19355
ATTN: JIM VESEY
610-256-8195

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT

NAVE NEWELL, INC.
900 WEST VALLEY ROAD
SUITE 1100
WAYNE, PENNSYLVANIA 19087
ATTN: JAMES P. BANNON, PE (LICENSE NO. PE-082137)
610-265-8323

PLAN INDEX

NO.	DESCRIPTION	START DATE	REVISION DATE
1 OF 3	EXISTING FEATURES PLAN	JUNE 6, 2018	--
2 OF 3	SKETCH PLAN	JUNE 6, 2018	--
3 OF 3	PREVIOUSLY-APPROVED SITE PLAN	JUNE 6, 2018	--

UTILITY NOTES:
THE SITE CONTRACTOR WILL NEED TO FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE FOLLOWING UTILITIES HAVE FACILITIES IN THIS AREA:

A.) BOROUGH OF CONSHOHOCKEN
400 FAYETTE STREET, SUITE 200
CONSHOHOCKEN, PA 19428
(610) 828-1092

B.) PECO ENERGY
2301 MARKET STREET
PHILADELPHIA, PA 19101
c/o STS, LLC
(610) 292-8057

C.) AQUA, PA
762 W. LANCASTER AVENUE
BRYN MAWR, PA 19010
(610) 525-1400

D.) VERIZON
1350 WELSH ROAD
NORTH WALES, PA 19454

E.) WHITEMARSH TOWNSHIP
616 GERMANTOWN PIKE
LAFAYETTE HILL, PA 19444
(610) 825-3535

IN ADDITION TO THE ABOVE UTILITIES, THE SITE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776 TO INSURE ALL UNDERGROUND USERS ARE NOTIFIED OF THIS WORK AND ARE ABLE TO CONFIRM THE EXACT LOCATION AND ELEVATION OF THEIR FACILITIES.

REFERENCE PLANS:

1. 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.
2. PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR 901 WASHINGTON STREET", PREPARED BY NAVE NEWELL, INC., DATED DECEMBER 8, 2009.

LEGEND

- PROJECT/SITE BENCHMARK
- PROPERTY LINE
- LEGAL RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING SETBACK LINE
- CO CLEANOUT
- EXISTING MONUMENT
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- W EXISTING WATERLINE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN
- x EXISTING FENCE LINE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- OHW EXISTING OVERHEAD WIRE
- EXISTING LIGHT POLE
- EXISTING INLET
- EXISTING DRAINAGE PIPE
- EXISTING CONCRETE CURB
- EXISTING WOODS AND BRUSH LINE
- EXISTING BUILDINGS
- (P) FLOODWAY LINE PER PA ONE CALL PLANS

SOILS LEGEND

SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP
UgB	URBAN LAND, 0 TO 8% SLOPES	
UuB	URBAN LAND-UDORTHENTS LIMESTONE COMPLEX, 0 TO 8% SLOPES	N/A
W	WATER	N/A

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft

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6/6/2018 7:11:38 AM
40.000 ft / in.
USER: jbannon

Nave NEWELL
Where Ideas Get Down to Earth
900 West Valley Road • Suite 1100
Wayne, PA 19087-1830
p: 610.265.8323 f: 610.265.8329
www.navenewell.com

date:	no.	description	chk'd by

REVISIONS

SEAL: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JAMES P. BANNON, JR. ENGINEER JAMES P. BANNON Professional Engineer Pennsylvania License No. PE 082137

DRAWING NAME: EXISTING FEATURES PLAN

901 Washington Street Townhomes

LOCATION: WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

project no. 2009-134.02	drawn by: JEL
date: 6/6/18	chk'd by: JRA
scale: 1" = 40'	approv. by: JRA
sheet no. C1.0	

1 of 3

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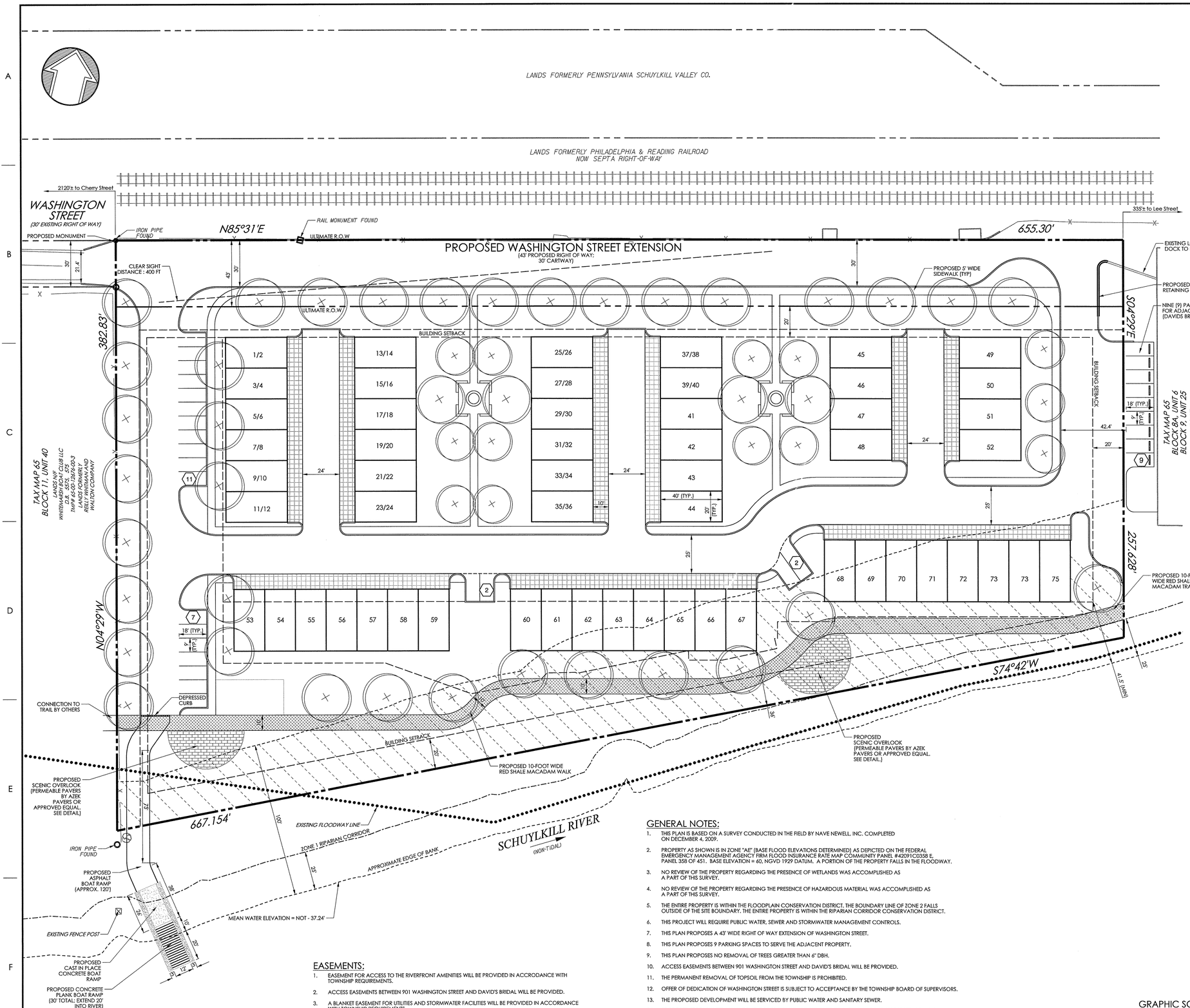

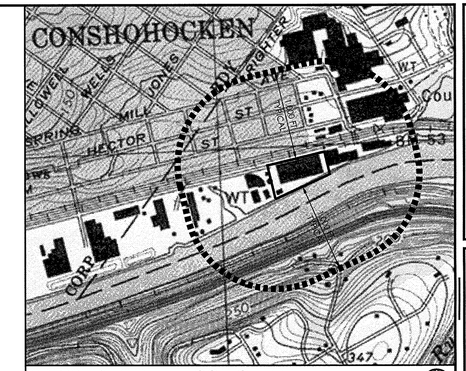

SOURCE: NORRISTOWN QUAD
LOCATION: 075°17'25.72"W

LOCATION MAP

SCALE: 1" = 800'

OWNER / APPLICANT

APPLICANT: 901 WASHINGTON PARTNERS, L.P.
CONTACT NAME: JIM VESET
CONTACT INFO: 610-256-8195
120 PENNSYLVANIA AVENUE
MALVERN, PA 19355

SITE / ZONING DATA TABLE

TAX PARCEL NUMBER:	65-00-12672-00-7
ADDRESS:	901 WASHINGTON STREET, CONSHOCKEN, PA 19428
GROSS LOT AREA:	4.81 ACRES / 209,846 SF LESS .64 ACRES / 28,178 SF (WASHINGTON STREET)
NET LOT AREA:	4.17 ACRES / 181,668 SF
CLASSIFICATION:	HVY HEAVY INDUSTRIAL DISTRICT RCCD RIPARIAN CORRIDOR CONSERVATION OVERLAY DISTRICT FLOODPLAIN CONSERVATION OVERLAY DISTRICT STEEP SLOPE OVERLAY DISTRICT RDD-1 RIVERFRONT DEVELOPMENT DISTRICT
PROPOSED USE:	SINGLE FAMILY ATTACHED

CRITERIA: RDD-1	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3 ACRES	4.81 ACRES	4.81 ACRES
MINIMUM LOT WIDTH	200'	655.3'	655.3'
BUILDING SETBACK			
FROM PROPERTY LINE	20'	16.1'	34.6'
FROM RIGHT OF WAY	10' MIN./20' AVE.	N/A	20'
FROM PUBLIC TRAIL	10'	N/A	10'
PARKING SETBACK			
FROM PROPERTY LINE	15'	0.0'*	40.6
FROM BUILDING	10'	0.0'*	11.9
MAXIMUM BUILDING HEIGHT	3 STORIES ABOVE FLOODPLAIN	60.8'	3 STORIES ABOVE GARAGE
MAXIMUM BUILDING COVERAGE	40%	51%*	24.2%
MAXIMUM IMPERVIOUS COVERAGE	75%	91.9%*	61.6%
MINIMUM FACADE RELIEF	20' FOR 50%	N/A*	0.0**
MINIMUM RIVERFRONT AREA	150'	26.5'*	36***

* EXISTING NON-CONFORMITY
** VARIANCE REQUIRED

PARKING SUMMARY

REQUIREMENT:
REQUIRED OFF-STREET PARKING FACILITIES SHALL BE IN ACCORDANCE WITH §116-184, EXCEPT THAT 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 35 (SINGLE UNITS) = 61.25 SPACES	2 X 35 SPACES = 70 SPACES
1.75 X 40 (40 UP/DOWN UNITS†) = 70 SPACES	1 X 40 SPACES = 40 SPACES
	22 ON-STREET PARKING SPACES
TOTAL= 131.25 SPACES REQUIRED	= 132 PARKING SPACES PROVIDED

† UNITS 1-40 ARE SHOWN AS "UP/DOWN" UNITS FOR DENSITY CALCULATIONS AND WILL BE COMPRISED OF TWO UNITS PER BUILDING. THE EXACT UNITS THAT WILL BE "UP/DOWN" WILL BE FINALIZED DURING THE LAND DEVELOPMENT PROCESS.

RESIDENTIAL DENSITY

REQUIREMENT:
RESIDENTIAL DENSITY SHALL NOT EXCEED 30 DWELLING UNITS PER GROSS ACRE.

REQUIRED	PROPOSED
4.81 X 30 = 144 UNITS	75 UNITS

GENERAL NOTES:

1. THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC. COMPLETED ON DECEMBER 4, 2009.
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 #42091C0358 E, PANEL 358 OF 451. BASE ELEVATION = 60, 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. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF HAZARDOUS MATERIAL WAS ACCOMPLISHED AS A PART OF THIS SURVEY.
5. 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.
6. THIS PROJECT WILL REQUIRE PUBLIC WATER, SEWER AND STORMWATER MANAGEMENT CONTROLS.
7. THIS PLAN PROPOSES A 43' WIDE RIGHT OF WAY EXTENSION OF WASHINGTON STREET.
8. THIS PLAN PROPOSES 9 PARKING SPACES TO SERVE THE ADJACENT PROPERTY.
9. THIS PLAN PROPOSES NO REMOVAL OF TREES GREATER THAN 6" DBH.
10. ACCESS EASEMENTS BETWEEN 901 WASHINGTON STREET AND DAVID'S BRIDAL WILL BE PROVIDED.
11. THE PERMANENT REMOVAL OF TOPSOIL FROM THE TOWNSHIP IS PROHIBITED.
12. OFFER OF DEDICATION OF WASHINGTON STREET IS SUBJECT TO ACCEPTANCE BY THE TOWNSHIP BOARD OF SUPERVISORS.
13. THE PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
14. PROPOSED STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO MEET ALL APPLICABLE STATE, COUNTY, AND TOWNSHIP REQUIREMENTS. AN INDIVIDUAL NPDES PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES WILL BE REQUIRED.
15. UNITS 1-40 ARE SHOWN AS "UP/DOWN" UNITS (2 SEPARATE UNITS ABOVE 2 SEPARATE ONE-CAR GARAGES) FOR DENSITY CALCULATION PURPOSES ONLY. THE EXACT UNITS THAT WILL BE "UP/DOWN" UNITS WILL BE FINALIZED DURING THE LAND DEVELOPMENT PROCESS.

EASEMENTS:

1. EASEMENT FOR ACCESS TO THE RIVERFRONT AMENITIES WILL BE PROVIDED IN ACCRODANCE 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

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING MONUMENT
- EXISTING BUILDING
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING EDGE OF RIVER
- EXISTING RAILROAD TRACKS
- EXISTING FLOODWAY LINE
- EXISTING MEAN WATER ELEVATION
- PROPOSED RIGHT-OF-WAY
- BUILDING SETBACK LINE
- PROPOSED MONUMENT
- PROPOSED WALKING PATH
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED CURB (BELOW BUILDING) OR IN RESERVE
- PROPOSED PARKING (BELOW BUILDING) OR IN RESERVE
- RIPARIAN CORRIDOR ZONE 1
- PROPOSED RIVERFRONT ACCESS AREA
- PROPOSED CLEAR SIGHT LINE
- PROPOSED PERMEABLE PAVER SURFACE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft

Nave NEWELL
Where Ideas Get Down to Earth
900 West Valley Road • Suite 1100
Wayne, PA 19087-1830
p: 610.265.8323 f: 610.265.4299
www.navenewell.com

date:	no.	description	chk'd by

REVISIONS

SEAL: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JAMES P. BANNON, JR. No. PE052137

JAMES P. BANNON
Professional Engineer
Pennsylvania License No. PE 052137

DRAWING NAME: SKETCH PLAN

901 Washington Street Townhomes

LOCATION: WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

project no.	drawn by:
2009-134.02	SPW
date:	chk'd by:
6/6/18	JPB
scale:	approv. by:
1" = 30'	JPB

sheet no.

C2.0

2 of 3

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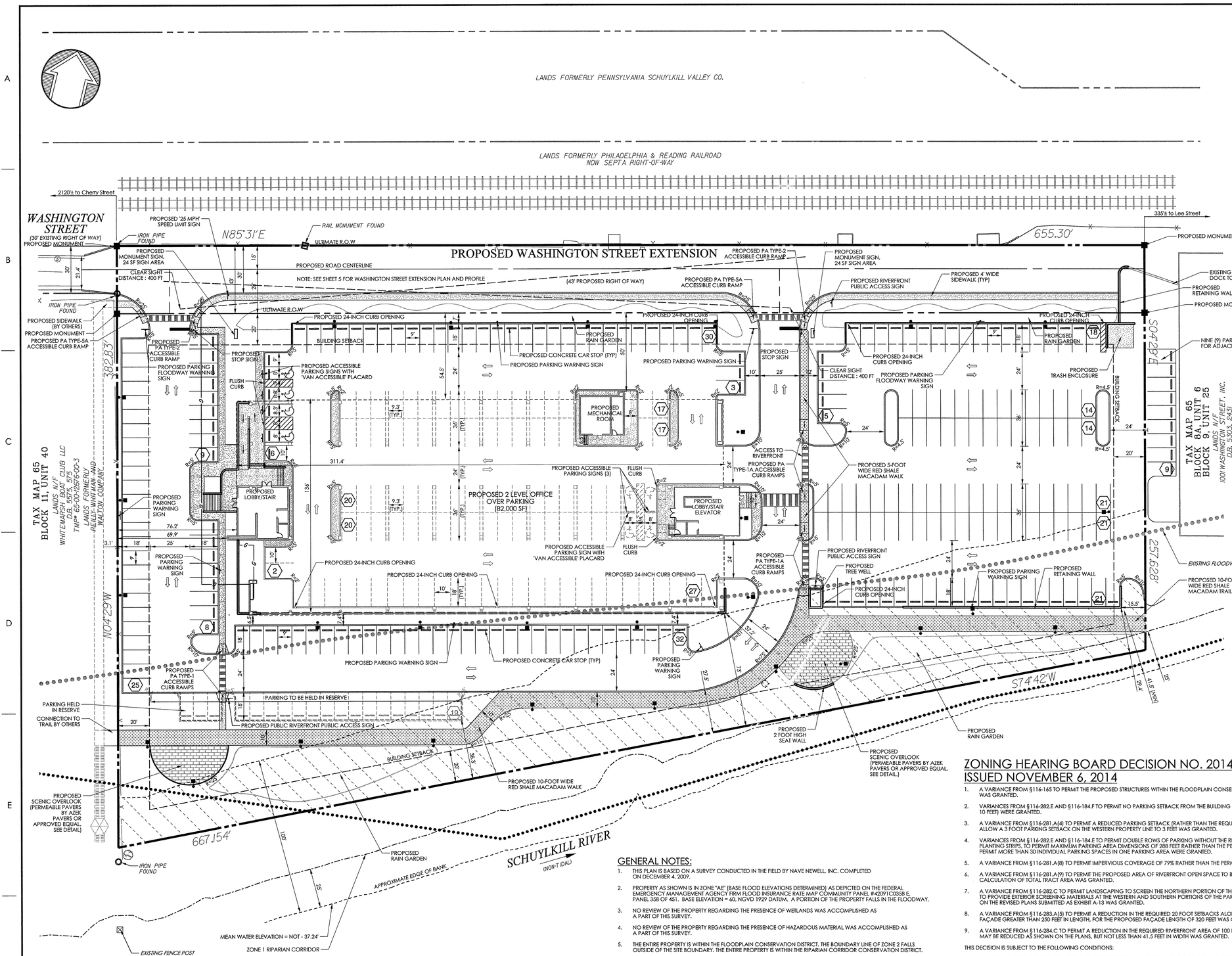

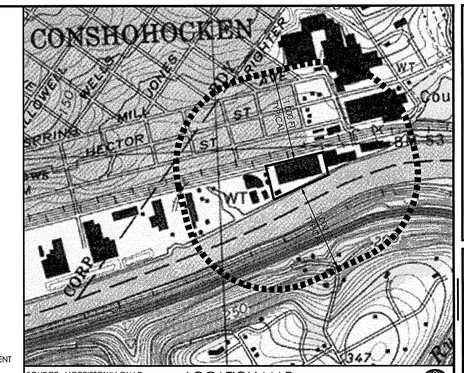

SOURCE: NORRISTOWN QUAD
LOCATION: 040°04'23.09"N 075°17'25.72"W

LOCATION MAP
SCALE: 1" = 800'

GRAPHIC SCALE (FOR LOCATION MAP)
800 0 400 800 1600 3200
(IN FEET)
1 inch = 800 ft

OWNER / APPLICANT

APPLICANT: 901 WASHINGTON PARTNERS, L.P.
CONTACT NAME: GARY TOLL
CONTACT INFO: 610-636-1760
55 COUNTRY CLUB DRIVE
SUITE 200
DOWNINGTOWN, PA 19335

SITE / ZONING DATA TABLE

TAX PARCEL NUMBER: 65-00-12672-00-7
ADDRESS: 901 WASHINGTON STREET, CONSHOHOCKEN, PA 19428
GROSS LOT AREA: 4.81 ACRES / 209,846 SF
LESS .64 ACRES / 28,178 SF (WASHINGTON STREET)
NET LOT AREA: 4.17 ACRES / 181,668 SF
CLASSIFICATION: HVY HEAVY INDUSTRIAL DISTRICT
RCCD RIPARIAN CORRIDOR CONSERVATION OVERLAY DISTRICT
FLOODPLAIN CONSERVATION OVERLAY DISTRICT
STEEP SLOPE OVERLAY DISTRICT
RDD-1 RIVERFRONT DEVELOPMENT DISTRICT
PROPOSED USE: OFFICE

CRITERIA: RDD-1	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3 ACRES	4.81 ACRES	4.81 ACRES
MINIMUM LOT WIDTH	200'	655.3'	655.3'
BUILDING SETBACK			
FROM PROPERTY LINE	20'	16.1'	69.9'
FROM RIGHT OF WAY	20'	N/A	50.5'
FROM PUBLIC TRAIL	10'	N/A	39.6'
PARKING SETBACK			
FROM PROPERTY LINE	15'	0.0'*	3.1'**
FROM BUILDING	10'	0.0*	0.0'**
MAXIMUM BUILDING HEIGHT	4 STORIES	60.8'	2 STORIES
MAXIMUM BUILDING COVERAGE	40%	51%*	24.6%
MAXIMUM IMPERVIOUS COVERAGE	75%	91.9%*	79.0%**
MINIMUM FACADE RELIEF	20' FOR 50%	N/A*	0.0'**
MINIMUM RIVERFRONT AREA	150'	26.5*	41.5'**

* EXISTING NON-CONFORMITY
** VARIANCE REQUIRED

PARKING SUMMARY

REQUIREMENT:
OFFICE USE WITHIN .25 MILES OF REGIONAL RAIL STATION: 1 SPACE PER 250 GROSS SF

PROVIDED	REQUIRED	PROPOSED
82,000 SPACES	328 SPACES	330 SPACES 19 SPACES IN RESERVE 9 SPACES FOR DAVID'S BRIDAL

NOTE: OFFSTREET LOADING FACILITIES ARE NOT REQUIRED.

IMPERVIOUS COVERAGE SUMMARY

GROSS LOT AREA (INCLUDING AREA WITHIN WASHINGTON STREET R.O.W.)

COVER TYPE	EXISTING	PROPOSED
BUILDING	108,351 SF	44,752 SF
SIDEWALK/PAVEMENT	86,755 SF	122,170 SF
TOTAL	195,106 SF	166,922 SF

NET LOT AREA (EXCLUDING AREA WITHIN WASHINGTON STREET R.O.W.)

COVER TYPE	EXISTING	PROPOSED
BUILDING	105,636 SF	44,752 SF
SIDEWALK/PAVEMENT	62,912 SF	98,451 SF
TOTAL	166,928 SF	143,203 SF

NOTE: NET LOT AREA USED FOR PURPOSES OF ZONING CALCULATION.

ZONING HEARING BOARD DECISION NO. 2014-10, ISSUED NOVEMBER 6, 2014

1. A VARIANCE FROM §116-165 TO PERMIT THE PROPOSED STRUCTURES WITHIN THE FLOODPLAIN CONSERVATION OVERLAY DISTRICT WAS GRANTED.
2. VARIANCES FROM §116-282.E AND §116-184.F TO PERMIT NO PARKING SETBACK FROM THE BUILDING (RATHER THAN THE REQUIRED 10 FEET) WERE GRANTED.
3. A VARIANCE FROM §116-281.A(4) TO PERMIT A REDUCED PARKING SETBACK (RATHER THAN THE REQUIRED 15 FEET) SO AS TO ALLOW A 3 FOOT PARKING SETBACK ON THE WESTERN PROPERTY LINE TO 3 FEET WAS GRANTED.
4. VARIANCES FROM §116-282.E AND §116-184.E TO PERMIT DOUBLE ROWS OF PARKING WITHOUT THE REQUIRED 10 FOOT WIDE PLANTING-STRIPS, TO PERMIT MAXIMUM PARKING AREA DIMENSIONS OF 288 FEET RATHER THAN THE PERMITTED 150 FEET, AND TO PERMIT MORE THAN 30 INDIVIDUAL PARKING SPACES IN ONE PARKING AREA WERE GRANTED.
5. A VARIANCE FROM §116-281.A(8) TO PERMIT IMPERVIOUS COVERAGE OF 79% RATHER THAN THE PERMITTED 75% WAS GRANTED.
6. 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.
7. A VARIANCE FROM §116-282.C TO PERMIT LANDSCAPING TO SCREEN THE NORTHERN PORTION OF THE PARKING STRUCTURE, AND TO PROVIDE EXTERIOR SCREENING MATERIALS AT THE WESTERN AND SOUTHERN PORTIONS OF THE PARKING STRUCTURE AS SHOWN ON THE REVISED PLANS SUBMITTED AS EXHIBIT A-13 WAS GRANTED.
8. A VARIANCE FROM §116-283.A(5) TO PERMIT A REDUCTION IN THE REQUIRED 20 FOOT SETBACKS ALONG 50% OF A BUILDING FAÇADE GREATER THAN 250 FEET IN LENGTH, FOR THE PROPOSED FAÇADE LENGTH OF 320 FEET WAS GRANTED.
9. A VARIANCE FROM §116-284.C TO PERMIT A REDUCTION IN THE REQUIRED RIVERFRONT AREA OF 100 FEET, SUCH THAT THE AREA MAY BE REDUCED AS SHOWN ON THE PLANS, BUT NOT LESS THAN 41.5 FEET IN WIDTH WAS GRANTED.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. ALL USE AND DEVELOPMENT PERMITTED BY THIS DECISION SHALL CONFORM TO THE EXHIBITS AND TESTIMONY PRESENTED BY THE APPLICANT, UNLESS INCONSISTENT WITH ANY SPECIFIC CONDITIONS IMPOSED BY THIS BOARD, IN WHICH CASE THESE SPECIFIC CONDITIONS SHALL TAKE PRECEDENCE. IT IS NOTED THAT THE PLANS ARE SUBJECT TO MODIFICATION AS REQUIRED BY THE TOWNSHIP DURING THE LAND DEVELOPMENT PROCESS TO ADDRESS SUCH ISSUES AS EMERGENCY VEHICLE ACCESS AND THE LIKE.
2. THE APPLICANT SHALL APPLY FOR AND OBTAIN ALL PERMITS REQUIRED BY THE TOWNSHIP CODES IN A TIMELY MANNER.
3. THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE TOWNSHIP AND THE FIRE MARSHAL WITH RESPECT TO ESTABLISHING A PARKING EVACUATION PLAN FOR THE PROPERTY.
4. THE APPLICANT SHALL PAVE, AND OFFER FOR DEDICATION TO THE TOWNSHIP, THE WASHINGTON STREET EXTENSION AS SHOWN ON THE PLANS.
5. THE APPLICANT SHALL CONSTRUCT, INSTALL, AND OFFER FOR DEDICATION TO THE TOWNSHIP, THE PUBLIC TRAIL, THE ACCESS PATHS LEADING TO SUCH TRAIL, AND THE PUBLIC AMENITIES AS REQUIRED BY THE ORDINANCE AND AS DIRECTED BY THE TOWNSHIP. IN THE EVENT THAT THE TOWNSHIP ELECTS NOT TO ACCEPT DEDICATION OF THE SAME, THE APPLICANT SHALL RECORD EASEMENTS GRANTING PUBLIC ACCESS TO SAME. IN EITHER EVENT THE APPLICANT AND SHALL MAINTAIN SAME IN GOOD ORDER AT ALL TIMES.
6. THE APPROVALS ARE CONDITIONED UPON THE APPLICANT RECEIVING APPROVAL FROM FEMA FOR THE RELOCATION OF THE FLOODWAY LINE AS ANTICIPATED BY THE APPLICATION, AS NO VARIANCE WAS GRANTED TO CONSTRUCT WITHIN THE FLOODWAY.

GENERAL NOTES:

1. THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC. COMPLETED ON DECEMBER 4, 2009.
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 #42091C0358 E, PANEL 358 OF 451. BASE ELEVATION = 60, 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. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF HAZARDOUS MATERIAL WAS ACCOMPLISHED AS A PART OF THIS SURVEY.
5. 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.
6. THIS PROJECT WILL REQUIRE PUBLIC WATER, SEWER AND STORMWATER MANAGEMENT CONTROLS.
7. THIS PLAN PROPOSES A 43' WIDE RIGHT OF WAY EXTENSION OF WASHINGTON STREET.
8. THIS PLAN PROPOSES 9 PARKING SPACES TO SERVE THE ADJACENT PROPERTY.
9. THIS PLAN PROPOSES NO REMOVAL OF TREES GREATER THAN 6" DBH.
10. ACCESS EASEMENTS BETWEEN 901 WASHINGTON STREET AND DAVID'S BRIDAL WILL BE PROVIDED.
11. THE PERMANENT REMOVAL OF TOPSOIL FROM THE TOWNSHIP IS PROHIBITED.
12. OFFER OF DEDICATION OF WASHINGTON STREET IS SUBJECT TO ACCEPTANCE BY THE TOWNSHIP BOARD OF SUPERVISORS.
13. THE PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
14. PROPOSED STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO MEET ALL APPLICABLE STATE, COUNTY, AND TOWNSHIP REQUIREMENTS. AN INDIVIDUAL NPDES PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES WILL BE REQUIRED.
15. UNITS 1-60 ARE SHOWN AS "UP/DOWN" UNITS (2 SEPARATE UNITS ABOVE 2 SEPARATE ONE-CAR GARAGES) FOR DENSITY CALCULATION PURPOSES ONLY. THE EXACT UNITS THAT WILL BE "UP/DOWN" UNITS WILL BE FINALIZED DURING THE LAND DEVELOPMENT PROCESS.

EASEMENTS:

1. EASEMENT FOR ACCESS TO THE RIVERFRONT AMENITIES WILL BE PROVIDED IN ACCRODANCE 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.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft

LEGEND

PROPERTY LINE
EXISTING RIGHT-OF-WAY
EXISTING EASEMENT LINE
EXISTING MONUMENT
EXISTING BUILDING
EXISTING RETAINING WALL
EXISTING FENCE
EXISTING GUIDE RAIL
EXISTING EDGE OF RIVER
EXISTING RAILROAD TRACKS
EXISTING FLOODWAY LINE
EXISTING MEAN WATER ELEVATION
PROPOSED RIGHT-OF-WAY
BUILDING SETBACK LINE
PROPOSED MONUMENT
PROPOSED WALKING PATH
PROPOSED BUILDING
PROPOSED SIDEWALK
PROPOSED CURB
PROPOSED CURB (BELOW BUILDING) OR IN RESERVE
PROPOSED PARKING (BELOW BUILDING) OR IN RESERVE
RIPARIAN CORRIDOR ZONE 1
PROPOSED FLOODWAY LINE
PROPOSED RIVERFRONT ACCESS AREA
PROPOSED CLEAR SIGHT LINE
PROPOSED CONCRETE CAR STOP
PROPOSED PERMEABLE PAVER SURFACE

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date:	no.	description	chk'd	by

REVISIONS

SEAL: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JAMES P. BANNON

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

DRAWING NAME: PREVIOUSLY-APPROVED SITE PLAN

901 Washington Street Townhomes

LOCATION: WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

project no.	drawn by:
2009-134	JMD
date: 6/6/18	chk'd by: JPB
scale: 1" = 30'	approv. by: JPB

sheet no.
C3.0
3 of 3

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