



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Member
Anita Barton, Member
James Griffin, Member
Jane Flanagan, Member
Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

ZONING NOTICE

MARCH 15th, 2021 ZONING HEARING BOARD MEETING TO OCCUR VIA REMOTE MEANS

ZONING HEARING Z-2021-04, Z-2021-05 and Z-2021-06

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on March 15th, 2021 at 7:00 p.m. prevailing time via remote means. The public is encouraged to participate as set forth below.

This meeting will be held using a Go-To-Meeting Platform. To the extent possible, members of Conshohocken Zoning Hearing Board and Borough staff/professionals will participate via both video and audio. (INSTRUCTIONS ON SECOND PAGE)

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following request.

PETITIONER: Ratoskey & Trainor, Inc.
3201 Potshop Rd., East Norriton, PA 19403

PREMISES INVOLVED: 203 E. 12th Ave. Subdivision, Conshohocken, PA 19428
Parcel #'s 05-00-11404-00-3, 05-00-11404-01-2 & 05-00-11404-02-1
Borough Residential 1

OWNER OF RECORD: Ratoskey & Trainor, Inc.
3201 Potshop Rd., East Norriton, PA 19403

The Petitioner is requesting a variance from the Borough Zoning Code Section 27-1007.1 to permit off-street parking spaces between the front wall of a principal structure and the curb of the street. The Petitioner is seeking to install a new driveway on each of the parcels fronting on Hallowell Street.

Persons who wish to become parties to the application must notify the Borough of their intent to ask for party status at least five (5) days prior to the scheduled hearing by emailing the attached entry of appearance form to zoning@conshohockenpa.gov. Said persons must be available to participate in the zoning hearing on the scheduled date and time. It is noted that submitting the attached entry of appearance form does not guarantee that you will be granted party status. The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person "affected" by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.

Thank you,
Zoning Hearing Board



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ZONING HEARING REMOTE SESSION ACCESS INSTRUCTIONS

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We ask that you please always keep your phones on mute, unless giving a public comment as set forth in the Public Comment section below.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/972846509>

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

Access Code: 972-846-509

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

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Public comments submitted in this manner will be read by a member of Borough Administration during the public comment period. Because the actual time of the public comment period is determined by the pace of the meeting, please submit all comments as soon as possible, whether before or during the meeting. Written comments shall include the submitting person's name, address, and property in question.

The Conshohocken Zoning Hearing Board thanks you in advance for your cooperation during the remote meeting. If you encounter problems participating during the meeting, or have questions regarding the above prior to the meeting, please contact the Borough at bmyrsiades@conshohockenpa.gov.



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The Borough of Conshohocken Zoning Hearing Board Entry of Appearance as a Party

I/We _____

Request to be granted party status in Application Z-2021-04, Z-2021-05 and Z-2021-06.

Applicant: Ratoskey & Trainor, Inc. - 203 E. 12th Ave. Subdivision

Please print name and address below:

Please Sign Below:

Please return form via mail or e-mail to the below:
(Entry must be received no later than March 10th, 2021)

MAIL:

Borough of Conshohocken
Attn: Bobbi Jo Myrsiades
400 Fayette St. - Suite 200
Conshohocken, PA 19428

E-MAIL:

zoning@conshohockenpa.gov



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Senior Member
Anita Barton, Member
James Griffin, Member
Jane Flanagan, Member
Karen Tutino, Member

MEMORANDUM

Stephanie Cecco
Borough Manager

Date: February 25, 2021

To: Stephanie Cecco, Brittany Rogers

From: Eric P. Johnson, PE

Re: 203 E. 12th Ave – Lot 2 (Parcel 05-00-11404-00-3) – Ratoskey & Trainor, Inc.
Zoning Determination

History of the Site:

203 E. 12th Ave is a 14,068 square-foot (SF) lot located at the corner of E. 12th Ave and Hallowell St in the Borough Residential 1 (BR-1) Zoning District. In 2019, the applicant was granted Conditional Use approval by Borough Council to demolish the existing residential dwelling on the property; and per Resolution 2019-12, the applicant was granted Final Subdivision Plan approval to divide the property into 3 lots for future residential development. Lot 1 is 4,048 SF fronting on Hallowell St with an alley running along the side property line, Lot 2 is 4,048 SF fronting on Hallowell St, and Lot 3 is 5,972 SF fronting on Hallowell St and E. 12th Ave. Resolution 2019-12 identifies a list of conditions placed on Subdivision approval, including the requirement for the Applicant to obtain Final Land Development approval prior to development on the newly created lots.

Current Request:

In anticipation of developing Lot 2 with a residential dwelling, the applicant is seeking a variance to permit the installation of a driveway from Hallowell St and off-street parking spaces between the front wall of the principal structure and the curb of the street toward which the wall is oriented.

Zoning Determination:

Per §27-1007.1, there shall be no required off-street parking spaces permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 District. The proposed driveway and parking spaces would require a variance.

Lot 2 fronts on Hallowell St and does not have access to another street frontage or alley. Therefore, the applicant is not able to provide the required off-street parking spaces behind the front wall of the structure without obtaining an easement from an abutting lot.



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2021-05
Date Submitted: 2-19-21
Date Received: 2-22-21

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

§27-1007.1

3. Address of the property, which is the subject of the application:

The property has no street address. It is located near East 12th Avenue and Hallowell Street, bears Montgomery County Tax Parcel Number 05-00-11404-00-3, and is identified as "Proposed Dwelling Lot 2" on the plan set (the "Plan Set") included with this Application (the "Property").

4. Applicant's Name: Ratoskey & Trainor, Inc.

Address: 3201 Potshop Road, East Norriton, PA 19403

Phone Number (daytime): (610) 496 - 6213

E-mail Address: robr110@aol.com

5. Applicant is (check one): Legal Owner ; Equitable Owner ; Tenant .

6. Property Owner: Ratoskey & Trainor, Inc. ("RTI")

Address: 3201 Potshop Road, East Norriton, PA 19403

Phone Number: (610) 496 - 6213

E-mail Address: robr110@aol.com

7. Lot Dimensions: 44 ft. by 92 ft. Zoning District: Borough Residential 1

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

On June 19, 2019, Conshohocken Borough Council granted conditional use approval pursuant to Part 19-C of the Zoning Ordinance to allow demolition of the structures then located on the Property.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

The Property is currently unused. It is vacant residential land.

10. Please describe the proposed use of the property.

Applicant proposes to erect a single family detached dwelling (the "Proposed Dwelling") as shown on Sheet 2 of 5 of the Plan Set.

11. Please describe proposal and improvements to the property in detail.

Borough Council approved subdivision of the lot of which the Property was a part into three individual residential building lots, and also approved a Conditional use necessary for the development. Those approvals included RTI installing a public sewer main connected to the Conshohocken sanitary sewer system to serve properties in the neighborhood (the "Public Sewer Main"). RTI could have elected to install a smaller, less costly sewer main only to serve RTI properties, but instead RTI, at great expense to RTI, installed the Public Sewer Main to serve the neighborhood. The Public Sewer Main allows existing neighborhood homes which are not connected to the Conshohocken sanitary sewer system to connect to that system. Some of those neighboring homes sit on very small lots which will not support the installation of a new septic system, so when one of the on-site septic systems serving those homes reaches the end of its life, the Public Sewer Main has provided a means for those homes to avoid an order of condemnation due to lack of sanitary sewer service. The home at 207 12th Avenue had its septic system fail, was condemned, and was thereafter able to connect to the Public Sewer Main installed by RTI to allow the house to be occupied. Additionally, 207 and 209 East 12th Avenue have also already connected to the Public Sewer Main. RTI recorded the Subdivision plans on October 18, 2019 in plan book 52, page 270 in the Office of Recorder of Deeds of Montgomery County. As shown on the Plan Set, RTI proposes to erect and use on the Property a three-story single family detached dwelling with a footprint of approximately 1,405 sq. ft.; with two (2) off-street parking spaces in a driveway located in the front yard of the subject lot (the "Proposed Driveway"), plus a garage to serve the Proposed Dwelling.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

Please see responses to Question 13 on the attached Supplement to Zoning Application.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: _____
*****Please see the attached Supplement to Zoning Application.*****

b. How the Zoning Ordinance unreasonably restricts development of the property:
*****Please see the attached Supplement to Zoning Application.*****

c. How the proposal is consistent with the character of the surrounding neighborhood. _____
*****Please see the attached Supplement to Zoning Application.*****

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.
*****Please see the attached Supplement to Zoning Application.*****

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

c. Please describe in detail the reasons why the requested relief should be granted.


16. If the applicant is being represented by an attorney, please provide the following information.

- a. Attorney's Name: **Gerald E. Rath, III, Esquire
Blumberg & Rath**
- b. Address: **25 East Butler Avenue, Ambler, PA 19002**
- c. Phone Number: **(215) 628 – 8823**
- d. E-mail Address: **grath@blumberg-rath.com**

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

APPLICANT:

Ratoskey & Trainor, Inc.

By: 
Robert Ratoskey, President
Applicant

LEGAL OWNER:

Ratoskey & Trainor, Inc.

By: 
Robert Ratoskey, President
Legal Owner

2/15/21
Date

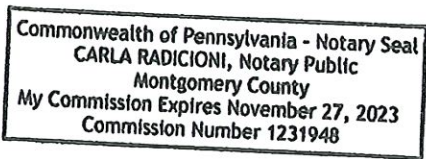
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn before me this 15th day of February, 2021


Notary Public

(Seal)



**SUPPLEMENT TO ZONING APPLICATION
OF RATOSKEY & TRAINOR, INC.
203 East Twelfth Avenue**

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property:

There is no alley located at the rear of the Property. Just about every other lot in the neighborhood has an alley at the rear of the lot. With no alley in the rear, no access exists to the rear of the Property to provide access allowing a driveway to be located in the rear of the Property. Accordingly, the Proposed Driveway must be located between the Proposed Dwelling and the curb.

b. How the Zoning Ordinance unreasonably restricts development of the property

The Zoning Ordinance at §27-1007.1 prohibits off-street parking spaces between the front wall of the principal structure and the curb. With no rear alley as hereinbefore set forth, the Property is not able to be developed in accordance with the Zoning Ordinance as no access exists to the rear of the Property to allow access for the Proposed Driveway and for parking.

c. How the proposal is consistent with the character of the surrounding neighborhood

The proposal for the Proposed Dwelling and Proposed Driveway in the front yard of the Property is consistent with the character of the neighborhood where the Property is located. RTI is proposing a single-family detached dwelling for the Property with a driveway in the front yard. Between 10th Avenue and 13th Avenue, there are 7 single family detached dwellings fronting Hallowell Street. Of those 7, 6 have a driveway in the front yard. At a Meeting of the Borough of Conshohocken Planning Commission regarding development of the Property, the Planning Commission voted to recommend approval of the development plans, which included the Proposed Driveway in the front yard.

- d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed

RTI is proposing a single 10-foot wide driveway for the Property. That driveway is the minimum width which is required under applicable ordinances. Without the relief requested, the Proposed Driveway is not permitted, and the property will not be developable for a residential lot as approved by Conshohocken Borough Council pursuant to its aforementioned subdivision approval, and as recommended by the Borough of Conshohocken Planning Commission.

As previously set forth herein, unique physical conditions exist at the Property supporting the granting of the requested variance, specifically there is no alley providing access to the rear of the Property. The conditions set forth above presented design challenges which prevented locating the Proposed Driveway on the Property in compliance with the Zoning Ordinance. Granting RTI the relief requested accommodates both a positive use of the Property and minimal relief being requested.

Literal enforcement of the Ordinance will result in an unnecessary hardship. Strict compliance with the Ordinance, if it is even possible, would result in significant economic hardship to RTI which is unreasonable, especially in light of the public good RTI created when RTI installed the aforementioned Public Sewer Main.

Allowance of the variances requested will not be contrary to the public interest. The Proposed Dwelling and driveway at the Property is consistent with the neighborhood. The requested variances represent the minimum variance which will provide relief needed. The requested variances represent the least modification possible of the Ordinance. The Proposed Dwelling and Proposed Driveway at the Property will not alter the essential character of the neighborhood. The Proposed Driveway will not substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

Please note, Applicant reserves the right to further supplement the contents of the Zoning Application, both prior to the hearing to be scheduled for this application, and at that hearing



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

Prepared by: Aaron Abstract Company
526 Township Line Road, Ste 200
Blue Bell, Pa 19422
Phone No. 215-283-4800

Return to: Aaron Abstract Company
526 Township Line Road, Ste 200
Blue Bell, Pa 19422
Phone No. 215-283-4800

File No. **AAF8790**
Parcel ID No. **05-00-11404-00-3**

This Indenture, made the 9th day of November, 2017,

Between

**MONICA WIGGINS, GUARDIAN OF MADALINE PSCULKOWSK,
AN INCAPACITATED PERSON**

(hereinafter called the Grantors), of the one part, and

RATOSKEY AND TRAINER, INC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Three Hundred Ten Thousand And 00/100 Dollars (\$310,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

Premises A

ALL THAT CERTAIN lot or piece of ground situate, in the Borough of Conshohocken, County of Montgomery, State of Pennsylvania, bounded and described according to a survey and plan thereof made by David Meixner, Registered Surveyor, Collegeville R.D. #2, Pennsylvania on July 21, 1955 as follows, to wit:

BEGINNING at the point of intersection of the Southeast side of Hallowell Street, Sixty six feet wide with the Southwest side of Twelfth Avenue, Eighty feet wide (not open), said point being at the distance of Two hundred forty four feet and nine tenths of a foot measured along the Southeast side of Hallowell Street on a course of North forty one degrees East, from a point marking the intersection of the Southeast side of Hallowell Street with the Northeast side of Eleventh Avenue, Eighty feet wide; thence from said point of beginning along the Southwest side of Twelfth Avenue, South forty nine degrees East, Forty six feet to a point; thence extending South forty one degrees West, One hundred twelve feet and eighty three one-hundredths of a foot to a point on the Northeast side of a Twenty feet wide alley; thence extending along the Northeast side of said Twenty feet wide alley, North forty nine degrees, five minute West, Forty six feet to a point on the Southeast side of Hallowell Street, aforesaid; thence extending along the Southeast side of Hallowell Street, North forty one degrees East, One hundred twelve feet and ninety one-hundredths of a foot to the first mentioned point and place of beginning.

Premises B

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate partly in the Borough of Conshohocken, and partly in the Township of Whitemarsh, County of Montgomery, State of Pennsylvania, bounded and described according to a survey and plan thereof made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania on December 20, 1952, as follows, to wit:

BEGINNING at a point on the Northeast side of a Twenty feet wide alley laid out between Eleventh and Twelfth Avenues, at the distance of Forty-six feet, Southeast from the Southeast side of Hallowell Street; thence North forty-one degrees East, crossing the bed of Twelfth Avenue, One hundred ninety-seven feet and eleven one-hundredth of a foot to a point in line of land of formerly of the estate of John Tracy, deceased; thence along said land, South forty nine degrees, thirteen minutes East, Forty-six feet to a point; thence South forty one degrees West, recrossing the bed of Twelfth Avenue, One Hundred ninety seven feet and eleven one-hundredths of a foot to a point on the Northeast side of said Twenty feet wide alley; thence along said side of said alley, North forty eight degrees, forty six minutes West, Forty six feet to the place of beginning.

BEING (as to part) Premise A the same premises which Henry W. Perry and Esther M. Perry, his wife, by Deed dated October 26, 1956, and recorded October 29, 1956, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 2732, Page 280, granted and conveyed unto Charles Psculkowski and Madaline Psculkowski, his wife, in fee.

BEING (as to part) Premise B the same premises which Charles Psculkowski and Madaline Psculkowski, his wife by Indenture bearing date the 7th day of August 1958 and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery on the 13th day of August 1958 in Deed Book 2897 page 422 granted and conveyed unto Charles Psculkowski and Madaline Psculkowski, his wife, in fee.

AND the said Charles Psculkowski departed this life on _____ whereby title to the above described premises vested in the said Madaline Psculkowski by right of survivorship.

AND the said Madaline Psculkowski, an incapacitated person and the said Monica Wiggins was appointed Guardian by Decree dated 10/23/2017 under Orphans Court Division of Montgomery County under No. 2015-17.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US: **Madaline Psculkowsk, an incapacitated person**

Monica Wiggins - Guardian {SEAL}
Monica Wiggins, Guardian

Commonwealth of Pennsylvania } ss
County of Montgomery

On this the 9th day of November, 2017, before me, the undersigned Notary Public, personally appeared **Monica Wiggins, Guardian of Madaline Psculkowsk, an incapacitated person**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania
NOTARIAL SEAL
KAREN MANCINI, NOTARY PUBLIC
Plymouth Township, Montgomery County
My Commission Expires April 8, 2018

[Signature]
Notary Public

My commission expires _____

The address of the above-named Grantee is:

[Signature]

On behalf of the Grantee

240 SWINT HILL RD.
KING OF PRUSSIA, PA 19406



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United States (Toll Free): [1 866 899 4679](tel:18668994679)

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Public comments submitted in this manner will be read by a member of Borough Administration during the public comment period. Because the actual time of the public comment period is determined by the pace of the meeting, please submit all comments as soon as possible, whether before or during the meeting. Written comments shall include the submitting person's name, address, and property in question.

The Conshohocken Zoning Hearing Board thanks you in advance for your cooperation during the remote meeting. If you encounter problems participating during the meeting, or have questions regarding the above prior to the meeting, please contact the Borough at bmyrsiades@conshohockenpa.gov.



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Member
Anita Barton, Member
James Griffin, Member
Jane Flanagan, Member
Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

The Borough of Conshohocken Zoning Hearing Board Entry of Appearance as a Party

I/We _____

Request to be granted party status in Application Z-2021-04, Z-2021-05 and Z-2021-06.

Applicant: Ratoskey & Trainor, Inc. – 203 E. 12th Ave. Subdivision

Please print name and address below:

Please Sign Below:

Please return form via mail or e-mail to the below:
(Entry must be received no later than March 10th, 2021)

MAIL:
Borough of Conshohocken
Attn: Bobbi Jo Myrsiades
400 Fayette St. – Suite 200
Conshohocken, PA 19428

E-MAIL:
zoning@conshohockenpa.gov



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Senior Member
Anita Barton, Member
James Griffin, Member
Jane Flanagan, Member
Karen Tutino, Member

MEMORANDUM

Stephanie Cecco
Borough Manager

Date: February 25, 2021

To: Stephanie Cecco, Brittany Rogers

From: Eric P. Johnson, PE

Re: 203 E. 12th Ave – Lot 1 (Parcel 05-00-11404-01-2) – Ratoskey & Trainor, Inc.
Zoning Determination

History of the Site:

203 E. 12th Ave is a 14,068 square-foot (SF) lot located at the corner of E. 12th Ave and Hallowell St in the Borough Residential 1 (BR-1) Zoning District. In 2019, the applicant was granted Conditional Use approval by Borough Council to demolish the existing residential dwelling on the property; and per Resolution 2019-12, the applicant was granted Final Subdivision Plan approval to divide the property into 3 lots for future residential development. Lot 1 is 4,048 SF fronting on Hallowell St with an alley running along the side property line, Lot 2 is 4,048 SF fronting on Hallowell St, and Lot 3 is 5,972 SF fronting on Hallowell St and E. 12th Ave. Resolution 2019-12 identifies a list of conditions placed on Subdivision approval, including the requirement for the Applicant to obtain Final Land Development approval prior to development on the newly created lots.

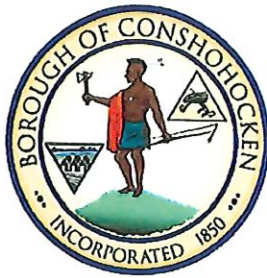
Current Request:

In anticipation of developing Lot 1 with a residential dwelling, the applicant is seeking a variance to permit the installation of a driveway from Hallowell St and off-street parking spaces between the front wall of the principal structure and the curb of the street toward which the wall is oriented.

Zoning Determination:

Per §27-1007.1, there shall be no required off-street parking spaces permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 District. The proposed driveway and parking spaces would require a variance.

The alley which runs along the southwestern property line provides access to the rear of Lot 1, which could be used to provide off-street parking spaces that are compliant with the Borough code.



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: 2-2021-04
Date Submitted: 2-19-21
Date Received: 2-22-21

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

§27-1007.1

3. Address of the property, which is the subject of the application:

The property has no street address. It is located near East 12th Avenue and Hallowell Street, bears Montgomery County Tax Parcel Number 05-00-11404-01-2, and is identified as "Proposed Dwelling Lot 1" on the plan set (the "Plan Set") included with this Application (the "Property").

4. Applicant's Name: Ratoskey & Trainor, Inc.

Address: 3201 Potshop Road, East Norriton, PA 19403

Phone Number (daytime): (610) 496 - 6213

E-mail Address: robr110@aol.com

5. Applicant is (check one): Legal Owner ; Equitable Owner ; Tenant .

6. Property Owner: Ratoskey & Trainor, Inc. ("RTI")

Address: 3201 Potshop Road, East Norriton, PA 19403

Phone Number: (610) 496 - 6213

E-mail Address: robr110@aol.com

7. Lot Dimensions: 44 ft. by 92 ft. Zoning District: Borough Residential 1

8. Has there been previous zoning relief requested in connection with this Property?
Yes No If yes, please describe.

On June 19, 2019, Conshohocken Borough Council granted conditional use approval pursuant to Part 19-C of the Zoning Ordinance to allow demolition of the structures then located on the Property.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

The Property is currently unused. It is vacant residential land.

10. Please describe the proposed use of the property.

Applicant proposes to erect a single family detached dwelling (the "Proposed Dwelling") as shown on Sheet 2 of 5 of the Plan Set.

11. Please describe proposal and improvements to the property in detail.

Borough Council approved subdivision of the lot of which the Property was a part into three individual residential building lots, and also approved a Conditional use necessary for the development. Those approvals included RTI installing a public sewer main connected to the Conshohocken sanitary sewer system to serve properties in the neighborhood (the "Public Sewer Main"). RTI could have elected to install a smaller, less costly sewer main only to serve RTI properties, but instead RTI, at great expense to RTI, installed the Public Sewer Main to serve the neighborhood. The Public Sewer Main allows existing neighborhood homes which are not connected to the Conshohocken sanitary sewer system to connect to that system. Some of those neighboring homes sit on very small lots which will not support the installation of a new septic system, so when one of the on-site septic systems serving those homes reaches the end of its life, the Public Sewer Main has provided a means for those homes to avoid an order of condemnation due to lack of sanitary sewer service. The home at 207 12th Avenue had its septic system fail, was condemned, and was thereafter able to connect to the Public Sewer Main installed by RTI to allow the house to be occupied. Additionally, 207 and 209 East 12th Avenue have also already connected to the Public Sewer Main. RTI recorded the Subdivision plans on October 18, 2019 in plan book 52, page 270 in the Office of Recorder of Deeds of Montgomery County. As shown on the Plan Set, RTI proposes to erect and use on the Property a three-story single family detached dwelling with a footprint of approximately 1,405 sq. ft.; with two (2) off-street parking spaces in a driveway located in the front yard of the subject lot (the "Proposed Driveway"), plus a garage to serve the Proposed Dwelling.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

Please see responses to Question 13 on the attached Supplement to Zoning Application.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: _____

*****Please see the attached Supplement to Zoning Application.*****

b. How the Zoning Ordinance unreasonably restricts development of the property:

*****Please see the attached Supplement to Zoning Application.*****

c. How the proposal is consistent with the character of the surrounding neighborhood. _____

*****Please see the attached Supplement to Zoning Application.*****

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

*****Please see the attached Supplement to Zoning Application.*****

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

c. Please describe in detail the reasons why the requested relief should be granted.

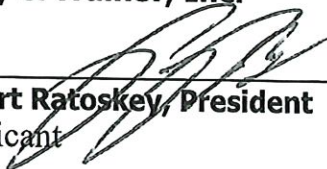
16. If the applicant is being represented by an attorney, please provide the following information.

- a. Attorney's Name: **Gerald E. Rath, III, Esquire
Blumberg & Rath**
- b. Address: **25 East Butler Avenue, Ambler, PA 19002**
- c. Phone Number: **(215) 628 – 8823**
- d. E-mail Address: **grath@blumberg-rath.com**

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

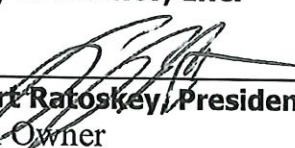
APPLICANT:

Ratoskey & Trainor, Inc.

BY: 
Robert Ratoskey, President
Applicant

LEGAL OWNER:

Ratoskey & Trainor, Inc.

BY: 
Robert Ratoskey, President
Legal Owner


2/15/21
Date

COMMONWEALTH OF PENNSYLVANIA

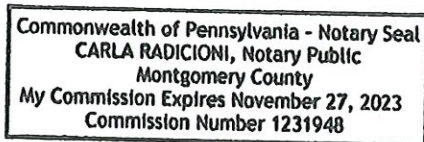
COUNTY OF MONTGOMERY

As subscribed and sworn before me this 15th day of

FEBRUARY, 2021


Notary Public

(Seal)



**SUPPLEMENT TO ZONING APPLICATION
OF RATOSKEY & TRAINOR, INC.
203 East Twelfth Avenue**

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property:

There is no alley located at the rear of the Property. Just about every other lot in the neighborhood has an alley at the rear of the lot. With no alley in the rear, no access exists to the rear of the Property to provide access allowing a driveway to be located in the rear of the Property. Accordingly, the Proposed Driveway must be located between the Proposed Dwelling and the curb.

b. How the Zoning Ordinance unreasonably restricts development of the property

The Zoning Ordinance at §27-1007.1 prohibits off-street parking spaces between the front wall of the principal structure and the curb. With no rear alley as hereinbefore set forth, the Property is not able to be developed in accordance with the Zoning Ordinance as no access exists to the rear of the Property to allow access for the Proposed Driveway and for parking.

c. How the proposal is consistent with the character of the surrounding neighborhood

The proposal for the Proposed Dwelling and Proposed Driveway in the front yard of the Property is consistent with the character of the neighborhood where the Property is located. RTI is proposing a single-family detached dwelling for the Property with a driveway in the front yard. Between 10th Avenue and 13th Avenue, there are 7 single family detached dwellings fronting Hallowell Street. Of those 7, 6 have a driveway in the front yard. At a Meeting of the Borough of Conshohocken Planning Commission regarding development of the Property, the Planning Commission voted to recommend approval of the development plans, which included the Proposed Driveway in the front yard.

- d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed

RTI is proposing a single 10-foot wide driveway for the Property. That driveway is the minimum width which is required under applicable ordinances. Without the relief requested, the Proposed Driveway is not permitted, and the property will not be developable for a residential lot as approved by Conshohocken Borough Council pursuant to its aforementioned subdivision approval, and as recommended by the Borough of Conshohocken Planning Commission.

As previously set forth herein, unique physical conditions exist at the Property supporting the granting of the requested variance, specifically there is no alley providing access to the rear of the Property. The conditions set forth above presented design challenges which prevented locating the Proposed Driveway on the Property in compliance with the Zoning Ordinance. Granting RTI the relief requested accommodates both a positive use of the Property and minimal relief being requested.

Literal enforcement of the Ordinance will result in an unnecessary hardship. Strict compliance with the Ordinance, if it is even possible, would result in significant economic hardship to RTI which is unreasonable, especially in light of the public good RTI created when RTI installed the aforementioned Public Sewer Main.

Allowance of the variances requested will not be contrary to the public interest. The Proposed Dwelling and driveway at the Property is consistent with the neighborhood. The requested variances represent the minimum variance which will provide relief needed. The requested variances represent the least modification possible of the Ordinance. The Proposed Dwelling and Proposed Driveway at the Property will not alter the essential character of the neighborhood. The Proposed Driveway will not substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

Please note, Applicant reserves the right to further supplement the contents of the Zoning Application, both prior to the hearing to be scheduled for this application, and at that hearing



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

Prepared by: Aaron Abstract Company
526 Township Line Road, Ste 200
Blue Bell, Pa 19422
Phone No. 215-283-4800

Return to: Aaron Abstract Company
526 Township Line Road, Ste 200
Blue Bell, Pa 19422
Phone No. 215-283-4800

File No. **AAF8790**
Parcel ID No. **05-00-11404-00-3**

This Indenture, made the 9th day of November, 2017,

Between

**MONICA WIGGINS, GUARDIAN OF MADALINE PSCULKOWSK,
AN INCAPACITATED PERSON**

(hereinafter called the Grantors), of the one part, and

RATOSKEY AND TRAINER, INC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Three Hundred Ten Thousand And 00/100 Dollars (\$310,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

Premises A

ALL THAT CERTAIN lot or piece of ground situate, in the Borough of Conshohocken, County of Montgomery, State of Pennsylvania, bounded and described according to a survey and plan thereof made by David Meixner, Registered Surveyor, Collegeville R.D. #2, Pennsylvania on July 21, 1955 as follows, to wit:

BEGINNING at the point of intersection of the Southeast side of Hallowell Street, Sixty six feet wide with the Southwest side of Twelfth Avenue, Eighty feet wide (not open), said point being at the distance of Two hundred forty four feet and nine tenths of a foot measured along the Southeast side of Hallowell Street on a course of North forty one degrees East, from a point marking the intersection of the Southeast side of Hallowell Street with the Northeast side of Eleventh Avenue, Eighty feet wide; thence from said point of beginning along the Southwest side of Twelfth Avenue, South forty nine degrees East, Forty six feet to a point; thence extending South forty one degrees West, One hundred twelve feet and eighty three one-hundredths of a foot to a point on the Northeast side of a Twenty feet wide alley; thence extending along the Northeast side of said Twenty feet wide alley, North forty nine degrees, five minute West, Forty six feet to a point on the Southeast side of Hallowell Street, aforesaid; thence extending along the Southeast side of Hallowell Street, North forty one degrees East, One hundred twelve feet and ninety one-hundredths of a foot to the first mentioned point and place of beginning.

Premises B

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate partly in the Borough of Conshohocken, and partly in the Township of Whitemarsh, County of Montgomery, State of Pennsylvania, bounded and described according to a survey and plan thereof made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania on December 20, 1952, as follows, to wit:

BEGINNING at a point on the Northeast side of a Twenty feet wide alley laid out between Eleventh and Twelfth Avenues, at the distance of Forty-six feet, Southeast from the Southeast side of Hallowell Street; thence North forty-one degrees East, crossing the bed of Twelfth Avenue, One hundred ninety-seven feet and eleven one-hundredth of a foot to a point in line of land of formerly of the estate of John Tracy, deceased; thence along said land, South forty nine degrees, thirteen minutes East, Forty-six feet to a point; thence South forty one degrees West, recrossing the bed of Twelfth Avenue, One Hundred ninety seven feet and eleven one-hundredths of a foot to a point on the Northeast side of said Twenty feet wide alley; thence along said side of said alley, North forty eight degrees, forty six minutes West, Forty six feet to the place of beginning.

BEING (as to part) Premise A the same premises which Henry W. Perry and Esther M. Perry, his wife, by Deed dated October 26, 1956, and recorded October 29, 1956, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 2732, Page 280, granted and conveyed unto Charles Psculkowski and Madaline Psculkowski, his wife, in fee.

BEING (as to part) Premise B the same premises which Charles Psculkowski and Madaline Psculkowski, his wife by Indenture bearing date the 7th day of August 1958 and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery on the 13th day of August 1958 in Deed Book 2897 page 422 granted and conveyed unto Charles Psculkowski and Madaline Psculkowski, his wife, in fee.

AND the said Charles Psculkowski departed this life on _____ whereby title to the above described premises vested in the said Madaline Psculkowski by right of survivorship.

AND the said Madaline Psculkowski, an incapacitated person and the said Monica Wiggins was appointed Guardian by Decree dated 10/23/2017 under Orphans Court Division of Montgomery County under No. 2015-17.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US: **Madaline Psculkowsk, an incapacitated person**

Monica Wiggins - Guardian {SEAL}
Monica Wiggins, Guardian

Commonwealth of Pennsylvania } ss
County of Montgomery

On this the 9th day of November, 2017, before me, the undersigned Notary Public, personally appeared **Monica Wiggins, Guardian of Madaline Psculkowsk, an incapacitated person**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania
NOTARIAL SEAL
KAREN MANCINI, NOTARY PUBLIC
Plymouth Township, Montgomery County
My Commission Expires April 8, 2018

[Signature]
Notary Public

My commission expires _____

The address of the above-named Grantee is:

[Signature]

On behalf of the Grantee

240 FLINT HILL RD.
KING OF PRUSSIA, PA 19406



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL
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Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

ZONING NOTICE

MARCH 15th, 2021 ZONING HEARING BOARD MEETING TO OCCUR VIA REMOTE MEANS

ZONING HEARING Z-2021-04, Z-2021-05 and Z-2021-06

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on March 15th, 2021 at 7:00 p.m. prevailing time via remote means. The public is encouraged to participate as set forth below.

This meeting will be held using a Go-To-Meeting Platform. To the extent possible, members of Conshohocken Zoning Hearing Board and Borough staff/professionals will participate via both video and audio. (INSTRUCTIONS ON SECOND PAGE)

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following request.

PETITIONER: Ratoskey & Trainor, Inc.
3201 Potshop Rd., East Norriton, PA 19403

PREMISES INVOLVED: 203 E. 12th Ave. Subdivision, Conshohocken, PA 19428
Parcel #'s 05-00-11404-00-3, 05-00-11404-01-2 & 05-00-11404-02-1
Borough Residential 1

OWNER OF RECORD: Ratoskey & Trainor, Inc.
3201 Potshop Rd., East Norriton, PA 19403

The Petitioner is requesting a variance from the Borough Zoning Code Section 27-1007.1 to permit off-street parking spaces between the front wall of a principal structure and the curb of the street. The Petitioner is seeking to install a new driveway on each of the parcels fronting on Hallowell Street.

Persons who wish to become parties to the application must notify the Borough of their intent to ask for party status at least five (5) days prior to the scheduled hearing by emailing the attached entry of appearance form to zoning@conshohockenpa.gov. Said persons must be available to participate in the zoning hearing on the scheduled date and time. It is noted that submitting the attached entry of appearance form does not guarantee that you will be granted party status. The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person "affected" by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL
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Robert Stokley, Member
Anita Barton, Member
James Griffin, Member
Jane Flanagan, Member
Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

ZONING HEARING REMOTE SESSION ACCESS INSTRUCTIONS

The public is encouraged to participate as follows:

Audio Feed Participation: You may dial-in to access the audio feed of the meeting. All participants (whether listening or providing comments) must use this method of audio participation, even those using Go-To-Meeting to access the video feed. To access audio, please use the below number and access code/ password information.

We ask that you please always keep your phones on mute, unless giving a public comment as set forth in the Public Comment section below.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/972846509>

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

Access Code: 972-846-509

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/972846509>

If you have already downloaded the Go-To-Meeting application, the link will redirect you to the application itself. Please follow the instructions.

It is recommended that you download the application in advance of the meeting time. If you attempt to sign in prior to the start of the meeting, the Go-To-Meeting application will inform you that the meeting has not started. Please close the application and log back in at the time of the meeting (7:00 PM).

Public Comment: There will be a designated time on the agenda for public comment. Those with public comment shall state their name and address. Prior to the start of the meeting, you may submit written comments by e-mailing them to Bmyrsiades@conshohockenpa.gov. Similarly, during the meeting, you may submit written comments by e-mailing them to bmyrsiades@conshohockenpa.gov.

Public comments submitted in this manner will be read by a member of Borough Administration during the public comment period. Because the actual time of the public comment period is determined by the pace of the meeting, please submit all comments as soon as possible, whether before or during the meeting. Written comments shall include the submitting person's name, address, and property in question.

The Conshohocken Zoning Hearing Board thanks you in advance for your cooperation during the remote meeting. If you encounter problems participating during the meeting, or have questions regarding the above prior to the meeting, please contact the Borough at bmyrsiades@conshohockenpa.gov.



BOROUGH OF CONSHOHOCKEN

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Zoning Administration

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Jane Flanagan, Member
Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

The Borough of Conshohocken Zoning Hearing Board Entry of Appearance as a Party

I/We _____

Request to be granted party status in Application Z-2021-04, Z-2021-05 and Z-2021-06.

Applicant: Ratoskey & Trainor, Inc. - 203 E. 12th Ave. Subdivision

Please print name and address below:

Please Sign Below:

Please return form via mail or e-mail to the below:
(Entry must be received no later than March 10th, 2021)

MAIL:
Borough of Conshohocken
Attn: Bobbi Jo Myrsiades
400 Fayette St. - Suite 200
Conshohocken, PA 19428

E-MAIL:
zoning@conshohockenpa.gov



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
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Anita Barton, Member
James Griffin, Member
Jane Flanagan, Member
Karen Tutino, Member

MEMORANDUM

Stephanie Cecco
Borough Manager

Date: February 25, 2021

To: Stephanie Cecco, Brittany Rogers

From: Eric P. Johnson, PE

Re: 203 E. 12th Ave - Lot 3 (Parcel 05-00-11404-02-1) - Ratoskey & Trainor, Inc.
Zoning Determination

History of the Site:

203 E. 12th Ave is a 14,068 square-foot (SF) lot located at the corner of E. 12th Ave and Hallowell St in the Borough Residential 1 (BR-1) Zoning District. In 2019, the applicant was granted Conditional Use approval by Borough Council to demolish the existing residential dwelling on the property; and per Resolution 2019-12, the applicant was granted Final Subdivision Plan approval to divide the property into 3 lots for future residential development. Lot 1 is 4,048 SF fronting on Hallowell St with an alley running along the side property line, Lot 2 is 4,048 SF fronting on Hallowell St, and Lot 3 is 5,972 SF fronting on Hallowell St and E. 12th Ave. Resolution 2019-12 identifies a list of conditions placed on Subdivision approval, including the requirement for the Applicant to obtain Final Land Development approval prior to development on the newly created lots.

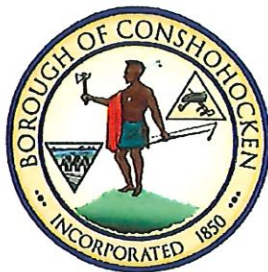
Current Request:

In anticipation of developing Lot 3 with a residential dwelling, the applicant is seeking a variance to permit the installation of a driveway from Hallowell St and off-street parking spaces between the front wall of the principal structure and the curb of the street toward which the wall is oriented.

Zoning Determination:

Per §27-1007.1, there shall be no required off-street parking spaces permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 District. The proposed driveway and parking spaces would require a variance.

Lot 3 is a corner lot with frontage on Hallowell St and E. 12th Ave. The proposed residential dwelling is oriented toward Hallowell St and therefore, off-street parking spaces behind the front wall of the principal structure could be provided by a driveway from E. 12th Ave.



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2021-06
Date Submitted: 2-19-21
Date Received: 2-22-21

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

§27-1007.1

3. Address of the property, which is the subject of the application:

The property has no street address. It is located at East 12th Avenue and Hallowell Street, bears Montgomery County Tax Parcel Number 05-00-11404-02-1, and is identified as "Proposed Dwelling Lot 3" on the plan set (the "Plan Set") included with this Application (the "Property").

4. Applicant's Name: Ratoskey & Trainor, Inc.

Address: 3201 Potshop Road, East Norriton, PA 19403

Phone Number (daytime): (610) 496 - 6213

E-mail Address: robr110@aol.com

5. Applicant is (check one): Legal Owner ; Equitable Owner ; Tenant .

6. Property Owner: Ratoskey & Trainor, Inc. ("RTI")

Address: 3201 Potshop Road, East Norriton, PA 19403

Phone Number: (610) 496 - 6213

E-mail Address: robr110@aol.com

7. Lot Dimensions: 64.91 ft. by 92 ft. Zoning District: Borough Residential 1

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

On June 19, 2019, Conshohocken Borough Council granted conditional use approval pursuant to Part 19-C of the Zoning Ordinance to allow demolition of the structures then located on the Property.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

The Property is currently unused. It is vacant residential land.

10. Please describe the proposed use of the property.

Applicant proposes to erect a single family detached dwelling (the "Proposed Dwelling") as shown on Sheet 2 of 5 of the Plan Set.

11. Please describe proposal and improvements to the property in detail.

Borough Council approved subdivision of the lot of which the Property was a part into three individual residential building lots, and also approved a Conditional use necessary for the development. Those approvals included RTI installing a public sewer main connected to the Conshohocken sanitary sewer system to serve properties in the neighborhood (the "Public Sewer Main"). RTI could have elected to install a smaller, less costly sewer main only to serve RTI properties, but instead RTI, at great expense to RTI, installed the Public Sewer Main to serve the neighborhood. The Public Sewer Main allows existing neighborhood homes which are not connected to the Conshohocken sanitary sewer system to connect to that system. Some of those neighboring homes sit on very small lots which will not support the installation of a new septic system, so when one of the on-site septic systems serving those homes reaches the end of its life, the Public Sewer Main has provided a means for those homes to avoid an order of condemnation due to lack of sanitary sewer service. The home at 207 12th Avenue had its septic system fail, was condemned, and was thereafter able to connect to the Public Sewer Main installed by RTI to allow the house to be occupied. Additionally, 207 and 209 East 12th Avenue have also already connected to the Public Sewer Main. RTI recorded the Subdivision plans on October 18, 2019 in plan book 52, page 270 in the Office of Recorder of Deeds of Montgomery County. As shown on the Plan Set, RTI proposes to erect and use on the Property a three-story single family detached dwelling with a footprint of approximately 1,405 sq. ft.; with two (2) off-street parking spaces in a driveway located in the front yard of the subject lot (the "Proposed Driveway"), plus a garage to serve the Proposed Dwelling.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

Please see responses to Question 13 on the attached Supplement to Zoning Application.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: _____

*****Please see the attached Supplement to Zoning Application.*****

b. How the Zoning Ordinance unreasonably restricts development of the property: _____

*****Please see the attached Supplement to Zoning Application.*****

c. How the proposal is consistent with the character of the surrounding neighborhood. _____

*****Please see the attached Supplement to Zoning Application.*****

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

*****Please see the attached Supplement to Zoning Application.*****

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

c. Please describe in detail the reasons why the requested relief should be granted.

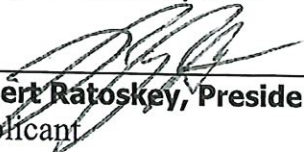
16. If the applicant is being represented by an attorney, please provide the following information.

- a. Attorney's Name: **Gerald E. Rath, III, Esquire
Blumberg & Rath**
- b. Address: **25 East Butler Avenue, Ambler, PA 19002**
- c. Phone Number: **(215) 628 – 8823**
- d. E-mail Address: **grath@blumberg-rath.com**

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.


APPLICANT:

Ratoskey & Trainor, Inc.

BY: 
Robert Ratoskey, President
Applicant

LEGAL OWNER:

Ratoskey & Trainor, Inc.

BY: 
Robert Ratoskey, President
Legal Owner

2/15/21


Date

COMMONWEALTH OF PENNSYLVANIA

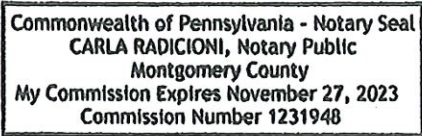
COUNTY OF MONTGOMERY

As subscribed and sworn before me this 15th day of

FEBRUARY, 2021


Notary Public

(Seal)



**SUPPLEMENT TO ZONING APPLICATION
OF RATOSKEY & TRAINOR, INC.
203 East Twelfth Avenue**

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property:

There is no alley located at the rear of the Property. Just about every other lot in the neighborhood has an alley at the rear of the lot. With no alley in the rear, no access exists to the rear of the Property to provide access allowing a driveway to be located in the rear of the Property. Accordingly, the Proposed Driveway must be located between the Proposed Dwelling and the curb.

b. How the Zoning Ordinance unreasonably restricts development of the property

The Zoning Ordinance at §27-1007.1 prohibits off-street parking spaces between the front wall of the principal structure and the curb. With no rear alley as hereinbefore set forth, the Property is not able to be developed in accordance with the Zoning Ordinance as no access exists to the rear of the Property to allow access for the Proposed Driveway and for parking.

c. How the proposal is consistent with the character of the surrounding neighborhood

The proposal for the Proposed Dwelling and Proposed Driveway in the front yard of the Property is consistent with the character of the neighborhood where the Property is located. RTI is proposing a single-family detached dwelling for the Property with a driveway in the front yard. Between 10th Avenue and 13th Avenue, there are 7 single family detached dwellings fronting Hallowell Street. Of those 7, 6 have a driveway in the front yard. At a Meeting of the Borough of Conshohocken Planning Commission regarding development of the Property, the Planning Commission voted to recommend approval of the development plans, which included the Proposed Driveway in the front yard.

- d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed

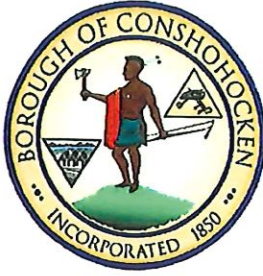
RTI is proposing a single 10-foot wide driveway for the Property. That driveway is the minimum width which is required under applicable ordinances. Without the relief requested, the Proposed Driveway is not permitted, and the property will not be developable for a residential lot as approved by Conshohocken Borough Council pursuant to its aforementioned subdivision approval, and as recommended by the Borough of Conshohocken Planning Commission.

As previously set forth herein, unique physical conditions exist at the Property supporting the granting of the requested variance, specifically there is no alley providing access to the rear of the Property. The conditions set forth above presented design challenges which prevented locating the Proposed Driveway on the Property in compliance with the Zoning Ordinance. Granting RTI the relief requested accommodates both a positive use of the Property and minimal relief being requested.

Literal enforcement of the Ordinance will result in an unnecessary hardship. Strict compliance with the Ordinance, if it is even possible, would result in significant economic hardship to RTI which is unreasonable, especially in light of the public good RTI created when RTI installed the aforementioned Public Sewer Main.

Allowance of the variances requested will not be contrary to the public interest. The Proposed Dwelling and driveway at the Property is consistent with the neighborhood. The requested variances represent the minimum variance which will provide relief needed. The requested variances represent the least modification possible of the Ordinance. The Proposed Dwelling and Proposed Driveway at the Property will not alter the essential character of the neighborhood. The Proposed Driveway will not substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

Please note, Applicant reserves the right to further supplement the contents of the Zoning Application, both prior to the hearing to be scheduled for this application, and at that hearing



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

Prepared by: Aaron Abstract Company
526 Township Line Road, Ste 200
Blue Bell, Pa 19422
Phone No. 215-283-4800

Return to: Aaron Abstract Company
526 Township Line Road, Ste 200
Blue Bell, Pa 19422
Phone No. 215-283-4800

File No. **AAF8790**
Parcel ID No. **05-00-11404-00-3**

This Indenture, made the 9th day of November, 2017,

Between

**MONICA WIGGINS, GUARDIAN OF MADALINE PSCULKOWSK,
AN INCAPACITATED PERSON**

(hereinafter called the Grantors), of the one part, and

RATOSKEY AND TRAINER, INC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Three Hundred Ten Thousand And 00/100 Dollars (\$310,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

Premises A

ALL THAT CERTAIN lot or piece of ground situate, in the Borough of Conshohocken, County of Montgomery, State of Pennsylvania, bounded and described according to a survey and plan thereof made by David Meixner, Registered Surveyor, Collegeville R.D. #2, Pennsylvania on July 21, 1955 as follows, to wit:

BEGINNING at the point of intersection of the Southeast side of Hallowell Street, Sixty six feet wide with the Southwest side of Twelfth Avenue, Eighty feet wide (not open), said point being at the distance of Two hundred forty four feet and nine tenths of a foot measured along the Southeast side of Hallowell Street on a course of North forty one degrees East, from a point marking the intersection of the Southeast side of Hallowell Street with the Northeast side of Eleventh Avenue, Eighty feet wide; thence from said point of beginning along the Southwest side of Twelfth Avenue, South forty nine degrees East, Forty six feet to a point; thence extending South forty one degrees West, One hundred twelve feet and eighty three one-hundredths of a foot to a point on the Northeast side of a Twenty feet wide alley; thence extending along the Northeast side of said Twenty feet wide alley, North forty nine degrees, five minute West, Forty six feet to a point on the Southeast side of Hallowell Street, aforesaid; thence extending along the Southeast side of Hallowell Street, North forty one degrees East, One hundred twelve feet and ninety one-hundredths of a foot to the first mentioned point and place of beginning.

Premises B

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate partly in the Borough of Conshohocken, and partly in the Township of Whitemarsh, County of Montgomery, State of Pennsylvania, bounded and described according to a survey and plan thereof made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania on December 20, 1952, as follows, to wit:

BEGINNING at a point on the Northeast side of a Twenty feet wide alley laid out between Eleventh and Twelfth Avenues, at the distance of Forty-six feet, Southeast from the Southeast side of Hallowell Street; thence North forty-one degrees East, crossing the bed of Twelfth Avenue, One hundred ninety-seven feet and eleven one-hundredth of a foot to a point in line of land of formerly of the estate of John Tracy, deceased; thence along said land, South forty nine degrees, thirteen minutes East, Forty-six feet to a point; thence South forty one degrees West, recrossing the bed of Twelfth Avenue, One Hundred ninety seven feet and eleven one-hundredths of a foot to a point on the Northeast side of said Twenty feet wide alley; thence along said side of said alley, North forty eight degrees, forty six minutes West, Forty six feet to the place of beginning.

BEING (as to part) Premise A the same premises which Henry W. Perry and Esther M. Perry, his wife, by Deed dated October 26, 1956, and recorded October 29, 1956, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 2732, Page 280, granted and conveyed unto Charles Psculkowski and Madaline Psculkowski, his wife, in fee.

BEING (as to part) Premise B the same premises which Charles Psculkowski and Madaline Psculkowski, his wife by Indenture bearing date the 7th day of August 1958 and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery on the 13th day of August 1958 in Deed Book 2897 page 422 granted and conveyed unto Charles Psculkowski and Madaline Psculkowski, his wife, in fee.

AND the said Charles Psculkowski departed this life on _____ whereby title to the above described premises vested in the said Madaline Psculkowski by right of survivorship.

AND the said Madaline Psculkowski, an incapacitated person and the said Monica Wiggins was appointed Guardian by Decree dated 10/23/2017 under Orphans Court Division of Montgomery County under No. 2015-17.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US: **Madaline Psculkowsk, an incapacitated person**

Monica Wiggins - Guardian {SEAL}
Monica Wiggins, Guardian

Commonwealth of Pennsylvania } ss
County of Montgomery

On this the 9th day of November, 2017, before me, the undersigned Notary Public, personally appeared **Monica Wiggins, Guardian of Madaline Psculkowsk, an incapacitated person**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania
NOTARIAL SEAL
KAREN MANCINI, NOTARY PUBLIC
Plymouth Township, Montgomery County
My Commission Expires April 8, 2018

Karen Mancini
Notary Public
My commission expires _____

The address of the above-named Grantee is:

Karen Mancini

On behalf of the Grantee

*240 FOUNTAIN HILL RD.
KING OF PRUSSIA, PA 19406*

**BOROUGH OF CONSHOHOCKEN
COUNTY OF MONTGOMERY**

RESOLUTION 12 OF 2019

RE: Approval of Subdivision Plan
203 East 12th Avenue

WHEREAS, the Borough of Conshohocken has received an application from Ratoskey & Trainor, Inc. (the "Applicant") for preliminary and final approval of a subdivision plan consisting of 6 sheets, with sheets, dated February 26, 2019, prepared by OTM, LLC, attached hereto as exhibit "A" (hereinafter collectively "the Plan"), for property located at 203 East 12th Avenue, Conshohocken, PA (the "Property").

WHEREAS, the Property consists of a single lot, being tax map parcel 05-00-11404-00-3, situate in the BR-1 Borough Residential District One and containing an area of 14,068 square feet, and current contains a single-family detached dwelling with a detached garage, driveway, walkways, and associated improvements. The Property is currently served by public water and an on-lot septic system.

WHEREAS, the Applicant proposes to remove all existing structures on the Property and subdivide the Property into three lots for future development as single-family detached dwellings. Lot 1 would have a lot area of 4,048 square feet with frontage along Hallowell Street. Lot 2 would have a lot area of 4,048 square feet with frontage along Hallowell Street. Lot 3 would have a lot area of 5,972 square feet with frontage along Hallowell Street and East 12th Avenue.

WHEREAS, the Applicant proposes to remove the existing on-lot septic system, and to extend the sanitary sewer main located within the East 12th right-of-way to provide public sewer to the Property (all 3 lots) as well as to provide access to connect to the sanitary sewer system to tax map parcels 05-00-11408-00-8, 05-00-11412-00-4, and 05-00-11416-00-9. The Property would continue to be served by public water (all 3 lots).

WHEREAS, the Applicant has applied for conditional use approval to permit demolition of the existing single-family detached dwelling pursuant to the Zoning Ordinance § 27-1905-C, the Borough's HRC – Historic Residential

Conservation Overlay District to permit demolition of the existing single-family detached dwelling on the Property, which is over 50 years old.

WHEREAS, the Applicant has requested the following waivers from the requirements of the Conshohocken Subdivision and Land Development Ordinance (“SALDO”):

1. **§22-306.A(1)**—partial waiver to use aerial imagery to show existing and proposed features within 100 feet of the Property
2. **§22-308.C**—waiver to permit simultaneous submission, review, and approval of preliminary and final subdivision
3. **§22-403.C**—waiver to excuse widening East 12th Avenue to a total cartway width of 30 feet

WHEREAS, the Borough Planning Commission has recommended approval of the subdivision plan and waivers, subject to certain required conditions; and

WHEREAS, Conshohocken Borough Council finds it to be in the best interest of the Borough to grant **CONDITIONAL PRELIMINARY/FINAL SUBDIVISION APPROVAL** of the Plan, subject to compliance with all of the terms and conditions set forth in this Resolution;

NOW THEREFORE, the Borough Council of the Borough of Conshohocken hereby grants **PRELIMINARY** and **FINAL** subdivision approval of the Plan, subject to compliance with all of the following conditions:

1. Applicant is granted the requested waiver from the requirements of SALDO §22-308.C.
2. Applicant is granted a partial waiver from the requirements of SALDO §306.A(1), subject to the Applicant providing such information deemed necessary by the Borough Engineer.
3. Applicant is granted a waiver from SALDO §403.C to excuse widening East 12th Avenue.
4. The Applicant shall comply with all comments in the review letter dated May 1, 2019, prepared by Gilmore & Associates, Inc., attached hereto as exhibit “B”.

5. The Applicant shall comply with all comments in the review letter dated April 17, 2019, prepared by the Borough Zoning Officer, attached hereto as Exhibit "C".
6. The Applicant shall comply with all comments in the review letter dated May 3, 2019, of the Montgomery County Planning Commission, attached hereto as Exhibit "D", to the extent required by the Borough.
7. Applicant shall obtain the approval of the Borough Fire Marshal for proposed emergency access.
8. The Applicant shall abide by all of the terms and conditions of Borough's Council's decision in Applicant's conditional use application relating to demolition of the existing single-family detached dwelling.
9. The Applicant shall abide by all of the terms and conditions of this Resolution, and shall demonstrate compliance with each and every condition, unless otherwise provided, prior to the issuance of any building or other permits for this project pursuant to the Plan.
10. Prior to commencing any "development" on the Property, as that term is defined by the SALDO, the Applicant shall obtain all necessary approvals and permits, and shall execute all necessary agreements as shall be required by the Borough, including a Stormwater Operations and Maintenance Agreement and Land Development Agreement if required and subject to the approval of the Borough Solicitor and Borough Manager. Prior to commencing any "land development" on the Property, Applicant shall obtain land development approval pursuant to the SALDO.
11. Prior to demolition, Applicant shall obtain such permits and shall execute such security and other related agreements as shall be required by Borough, subject to the approval of the Borough Solicitor and Borough Manager.
12. The Applicant shall post such financial security for the public improvements proposed pursuant to the Plan, and for public improvements proposed as part of the future development of the Property, as shall be required by the Borough Engineer. Applicant shall post such financial security prior to demolition of the existing single-family detached dwelling as shall be required by the Borough Engineer. Financial security shall be posted as required under a

financial security agreement to be executed by the Applicant and approved by the Borough Solicitor and Borough Manager.

13. The Applicant shall comply with SALDO §804 or shall negotiate a fee-in-lieu of park/recreational facilities/land to be approved by Borough Council.
14. The Applicant shall satisfy any and all outstanding invoices from the Borough relative to the review and approval of the Plan, including the administrative, engineering and legal expenses incurred by the Borough for the construction and inspection of any work performed at the Property (including demolition).

ADOPTED and APPROVED, this 19th day of June, 2019 in Council Chambers.

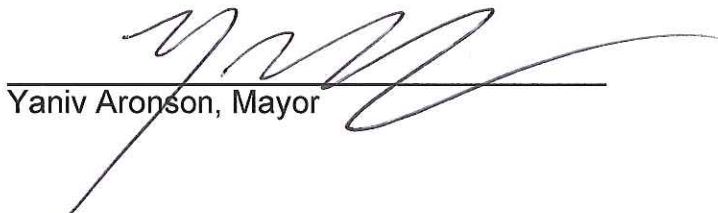


Colleen Leonard
Council President



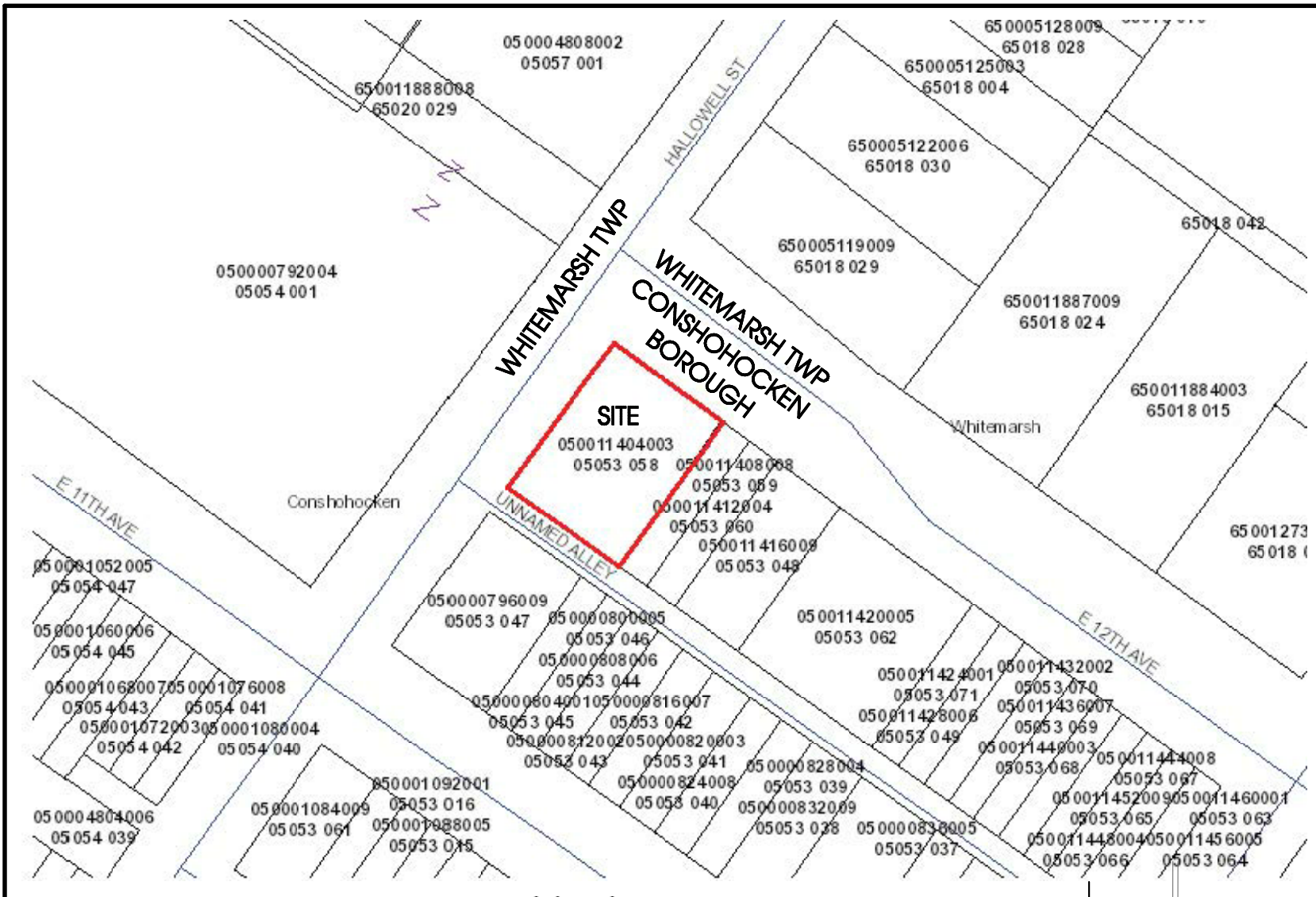
Stephanie Cecco, Borough Secretary

APPROVED this 19th day of June, 2019.



Yaniv Aronson, Mayor

**EXHIBIT “A” to land development resolution
203 East 12th Avenue
(plan set)**



LOCATION MAP

I, ROBERT RATOSKEY, PRESIDENT OF RATOSKEY & TRAINOR, INC. HEREBY STATE AND REPRESENT THAT RATOSKEY & TRAINOR, INC. IS THE RECORD OWNER OF THE PROPERTY DEPICTED HEREON.

COMMONWEALTH OF PENNA.
COUNTY OF MONTGOMERY SS

ON THIS _____ DAY OF _____, 2019
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT RATOSKEY WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE AS THE PRESIDENT OF RATOSKEY & TRAINOR, INC. AND IS THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE UNLESS OTHERWISE NOTED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MUNICIPAL ENGINEER
REVIEWED BY THE CONSHOHOCKEN BOROUGH ENGINEER ON THIS _____ DAY OF _____, 2019

ENGINEER

BOROUGH OF CONSHOHOCKEN
APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN THIS DAY OF _____, 2019 BY RESOLUTION NO. _____

PRESIDENT

SECRETARY

MONTGOMERY COUNTY RECORDER OF DEEDS
RECORDED THIS _____ DAY OF _____, 2019
IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____

RECORDER

MONTGOMERY COUNTY PLANNING COMMISSION
MPC NO. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE: _____

FOR THE DIRECTOR

PAR ID: 05-00-11404-00-3

UTILITY RESPONSE
AQUA PENNSYLVANIA INC (HTD) - DID NOT RESPOND THROUGH PA ONE CALL.
COMCAST CABLE (HRA) - CLEAR - NO FACILITIES.
COMCAST CABLE COMMUNICATIONS INC (CS) - CLEAR - NO FACILITIES.
CONSHOHOCKEN AUTHORITY BOROUGH OF (CSH) - ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.
CONSHOHOCKEN BOROUGH OF (CHK) - DID NOT RESPOND THROUGH PA ONE CALL.
PECO ENERGY (KCI) - CONFLICT, LINES NEARBY.
DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.
VERIZON PENNSYLVANIA LLC (VI) - CLEAR - NO FACILITIES.

CONTACT INFORMATION:
CONSHOHOCKEN AUTHORITY
(610) 828-0979

AQUA PENNSYLVANIA INC.
877-987-2782

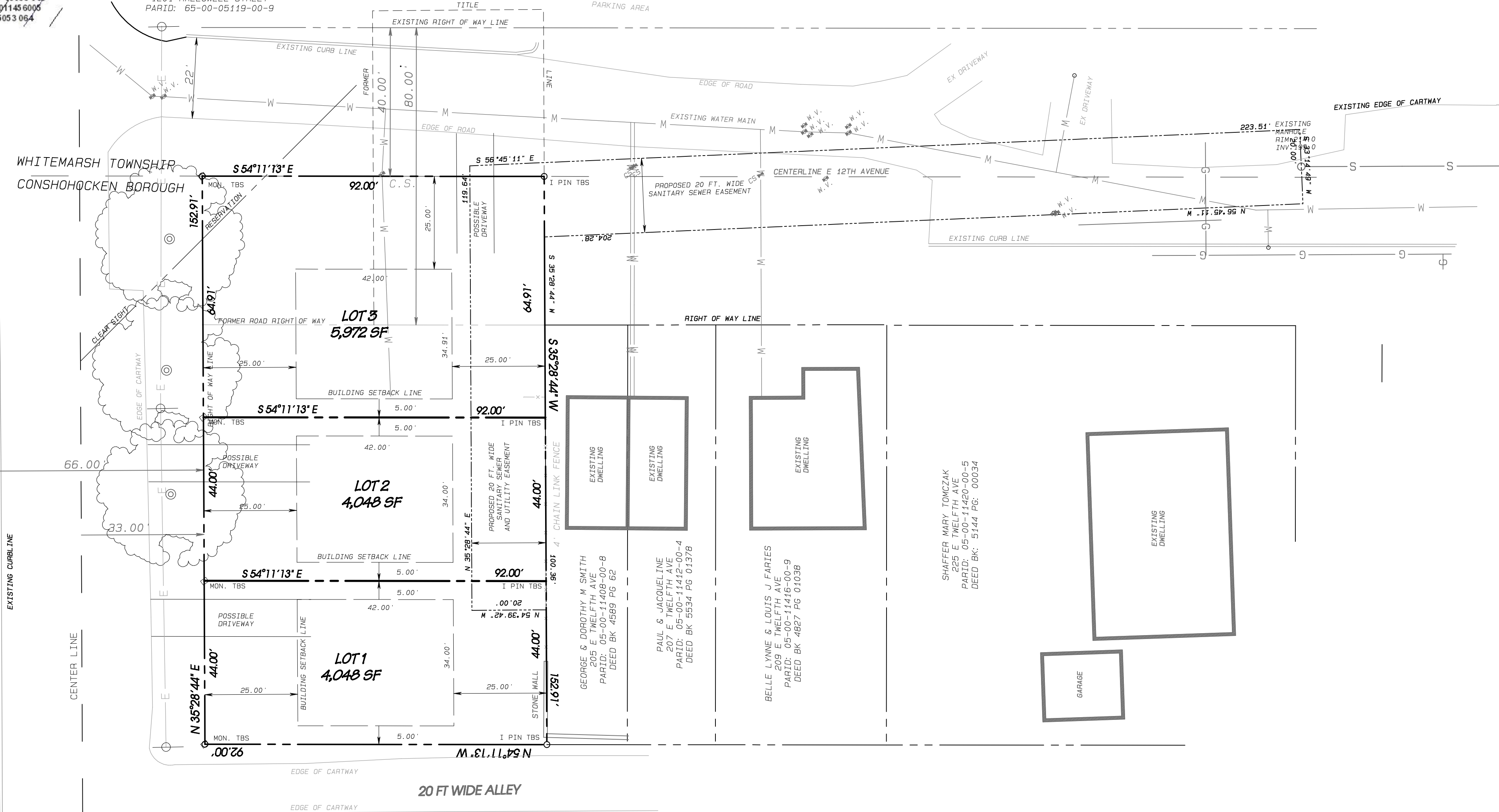
PER ACT 287 OF 1974 AS AMENDED BY THE PA LEGISLATURE, A CONSTRUCTION STAGE UNDERGROUND FACILITIES LOCATE REQUEST WAS FILED WITH THE PA ONE CALL SYSTEM ON JANUARY 7, 2019 SERIAL NO. 20190071602
A LIST OF UNDERGROUND UTILITY LINE USERS RESPONDING POSITIVELY AS HAVING UNDERGROUND FACILITIES WITHIN CLOSE PROXIMITY TO THE PROJECT ARE AS LISTED BELOW. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT THIS ONE CALL NOTICE IS FOR DESIGN ONLY, THAT THE POSITIONS OF UNDERGROUND UTILITIES HAVE BEEN DEPICTED PER FIELD MARKINGS AND PLANS PROVIDED BY THE APPROPRIATE UTILITY COMPANIES AND SHOULD BE CONSIDERED APPROXIMATE LOCATIONS. PRIOR TO ANY EXCAVATION OR EARTHMOVING ACTIVITIES, IT SHALL BE THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO RECONTACT THE PENNA. ONE CALL SYSTEM FOR UNDERGROUND FACILITY LOCATION AND MARKING.



CERTIFICATION OF ACCURACY
THIS IS TO CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN REPRESENTS A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE OF 1:10,000 OR BETTER.

BRADFORD R. GRAUEL
PROFESSIONAL SURVEYOR
NO. 11404-00-3
STATE OF PENNSYLVANIA

E 12TH AVENUE 80' WIDE



- GERARD E. & DOROTHY J. 200 E ELEVENTH AVE PAR ID: 05-00-00789-00-9 DEED BK 5369 PG 2024
- PATRICK T. & ERIK M. MCCORMAN 210 E ELEVENTH AVE PAR ID: 05-00-00808-00-6 DEED BK 5931 PG 785
- ANTHONY MANUSO JR & CONSTANCE A. 212 E ELEVENTH AVE PAR ID: 05-00-00804-00-1 DEED BK 5931 PG 785
- MARGARET A. GILL & DAVID W. STINES 214 E ELEVENTH AVE PAR ID: 05-00-00804-00-1 DEED BK 5931 PG 785
- SCOTT L. BORMAN MARIA ELENA BORMAN 218 E ELEVENTH AVE PAR ID: 05-00-00804-00-1 DEED BK 5931 PG 785
- ELIZABETH F. OTT 220 E ELEVENTH AVE PAR ID: 05-00-00804-00-1 DEED BK 5931 PG 785
- MATTHEW CERMIELE 220 E ELEVENTH AVE PAR ID: 05-00-00804-00-1 DEED BK 5931 PG 785
- GEORGE E. & JACQUELINE M. SMITH 205 E TWELFTH AVE PAR ID: 05-00-11408-00-8 DEED BK 4889 PG 62
- PAUL & JACQUELINE 205 E TWELFTH AVE PAR ID: 05-00-11412-00-4 DEED BK 5534 PG 01378
- BELLE L. & JAMES J. PARRIES 209 E TWELFTH AVE PAR ID: 05-00-11416-00-9 DEED BK 4827 PG 01039
- SHAFER MARY TOMZAK 225 E TWELFTH AVE PAR ID: 05-00-11444 PG 00334

- RECORD OWNER AND APPLICANT RATOSKEY AND TRAINOR, INC. MR. ROBERT RATOSKEY, PRESIDENT 214 FLINT HILL ROAD KING OF PRUSSIA, PA. 19406 (610) 272-2433
- SOURCE OF TITLE GRANTOR: MONICA WIGGINS, GUARDIAN OF MADALINE PSCULKOWSK AND INCAPACITATED PERSON GRANTEE: RATOSKEY AND TRAINOR, INC. DEED DATED NOVEMBER 9, 2017 DEED BOOK 6068, PAGE 2005 MONTGOMERY COUNTY RECORDS PARCEL ID NO. 05-00-11404-00-3 SITE ADDRESS: 203 E. 12TH AVENUE
- EXISTING SITE USE: SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UTILIZING PUBLIC WATER AND ON-LOT SEWAGE DISPOSAL FACILITIES.
- PROPOSED SITE USE: REMOVAL OF EXISTING DWELLING AND CREATION OF 3 SINGLE FAMILY DETACHED DWELLING BUILDING LOTS UTILIZING BOTH PUBLIC WATER AND PUBLIC SEWER FACILITIES.
- CURRENT SITE ZONING: BR-1 BOROUGH RESIDENTIAL DISTRICT ONE. MINIMUM LOT SIZE REQUIRED: 4,000 SF PROPOSED: LOT 1, 4,048 SF; LOT 2, 4,048 SF; LOT 3, 5,972 SF MINIMUM LOT WIDTH REQUIRED: 40 FT PROPOSED: LOT 1, 44.00 FT; LOT 2, 44.00 FT; LOT 3, 64.91 FT MINIMUM REQUIRED FRONT YARD SETBACK: 25 FT. PROPOSED: ALL LOTS 25 FT. MINIMUM REQUIRED SIDE YARD SETBACK: 5 FT. PROPOSED: ALL LOTS 5 FT. MINIMUM REQUIRED REAR YARD SETBACK: 25 FT. PROPOSED: ALL LOTS 25 FT. MAXIMUM PERMITTED IMPERVIOUS COVERAGE: 60% PROPOSED: ALL LOTS 60% OR LESS MAXIMUM PERMITTED BUILDING HEIGHT: 35 FT. PROPOSED: ALL LOTS 35 FT. OR LESS MINIMUM REQUIRED BUILDING WIDTH: 20 FT. PROPOSED: ALL LOTS 20 FT. OR GREATER
- PURCHASERS OR OWNERS OF INDIVIDUAL LOTS CONTAINED WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT SITE DEVELOPMENT PLANS TO THE BOROUGH OF CONSHOHOCKEN THAT INCLUDE EROSION CONTROL AND PROVISIONS FOR SITE GRADING, SEDIMENT EROSION CONTROLS, UTILITY LINE CONNECTIONS, DRIVEWAY INSTALLATIONS AND MANAGEMENT OF STORMWATER RUNOFF. THESE PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE BOROUGH OF CONSHOHOCKEN PRIOR TO THE ISSUANCE OF ANY PERMITTING FOR EARTH DISTURBANCE OR DWELLING CONSTRUCTION.
- PUBLIC SEWER SERVICE: IT IS THE INTENT OF THE APPLICANT TO INSTALL THE PROPOSED PUBLIC SEWER MAINS AND LATERAL CONNECTIONS TO THE INDIVIDUAL LOTS IN CONJUNCTION WITH THIS PLAN. ALL METHODS AND MATERIALS OF THE INSTALLATION INCLUDING RESTORATION OF BOTH MACADAM AND LAWN SURFACES SHALL BE IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF BOTH THE BOROUGH OF CONSHOHOCKEN SEWER AUTHORITY AND THE BOROUGH OF CONSHOHOCKEN.
- DURING CONSTRUCTION OF THE SANITARY SEWER MAIN EXTENSION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN VIABLE ACCESS TO ALL ADJOINING PROPERTIES AT ALL TIMES AND TO RESTORE/REPLACE ANY DRIVEWAY/PARKING SURFACES THAT MAY BE IMPACTED BY THE INSTALLATION.
- SURVEY DATUM: HORIZONTAL: PA. STATE PLANE, SOUTH ZONE COORDINATE SYSTEM VERTICAL: PUBLISHED NAVD83 DATUM
- THIS SURVEY AND PLAN THEREOF WERE CONDUCTED AND PREPARED BASED SOLELY ON CURRENT DEEDS AND PLANS OF RECORD AND WITHOUT THE BENEFIT OF A FULL AND COMPLETE SEARCH OF THE SUBJECT PREMISES TITLE. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT ADDITIONAL EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES UPON THE SUBJECT PREMISES TITLE MAY EXIST THAT WERE NOT VISIBLY EVIDENT AT THE TIME OF FIELD SURVEY OR DISCLOSED/IDENTIFIED IN THE CURRENT RECORDS.
- UNDERGROUND UTILITIES: ALL UTILITIES AS DEPICTED ON THIS PLAN WERE LOCATED BASED ON EITHER FIELD MARKINGS, PHYSICAL FEATURES OR INFORMATION PROVIDED BY THE SPECIFIC UTILITY USER. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND SHOULD BE FIELD MARKED AND VERIFIED BY THE APPROPRIATE UTILITY USER PRIOR TO ANY EXCAVATION ACTIVITIES.
- SOIL TYPES PER CURRENT NRCS MAPPING: ENTIRE SITE MAPPED AND CLASSIFIED AS CONTAINING Ugb Urban land-udorthents, schist and gneiss complex, 0 to 8 percent slopes
- FOLLOWING COMPLETION OF THE INSTALLATION OF THE PROPOSED SANITARY SEWER MAIN, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AS-BUILT PLANS OF SAME TO THE BOROUGH OF CONSHOHOCKEN SEWER AUTHORITY.
- THE PROPOSED SANITARY SEWER MAIN IS INTENDED TO BE DEDICATED TO AND OWNED BY THE BOROUGH OF CONSHOHOCKEN SEWER AUTHORITY.
- INTERSECTION CLEAR SIGHT RESERVATION AREA: THE AREA AS DEFINED LYING WITHIN THE INTERSECTION CLEAR SIGHT RESERVATION SHALL BE MAINTAINED FREE AND CLEAR OF ANY PHYSICAL IMPROVEMENTS OR VEGETATION HIGHER EXCEEDING 30' IN HEIGHT ABOVE THE ADJACENT ROAD SURFACES
- ALL PROPOSED UTILITY LINE CONNECTIONS SHALL BE PLACED UNDERGROUND SUBJECT TO CURRENT UTILITY PROVIDER SPECIFICATIONS AND REQUIREMENTS

SHEET REFERENCE

1 OF 6: RECORD PLAN
2 OF 6: EXISTING SITE PLAN
3 OF 6: DEMOLITION AND SEWER CONSTRUCTION PLAN
4 OF 6: SANITARY SEWER MAIN PROFILES
5 OF 6: SANITARY SEWER DETAILS/NOTES
6 OF 6: AERIAL VIEW OF PROJECT

FINAL PLAN
203 E. 12TH AVENUE
SUBDIVISION

Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

OTM LLC
SURVEYING - LAND PLANNING & DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454 www.otm-surveying.com

DRAWN BY: GRAUEL, PLS
CHECKED BY: GRAUEL, PLS

SCALE: 1"=20'
PROJECT NO: 19-002
SHEET 1 of 6

REVISIONS

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TEMPORARY & PERMANENT STABILIZATION
 IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.

HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.

STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

MULCHING

AFTER TEMPORARY OR PERMANENT SEEDING, MULCH SHALL BE PLACED, ANCHORED AND MAINTAINED ON THE SEEDING AREAS UNTIL VEGETATION HAS BEEN ESTABLISHED. MULCHING MATERIALS SHALL BE EITHER HAY OR STRAW OR A COMBINATION OF BOTH FREE FROM ANY SEED BEARING STALKS AND ROOTS OF NOXIOUS WEEDS. MULCH SHALL BE PLACED IMMEDIATELY FOLLOWING SEEDING AND SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE. MULCH SHALL BE KEPT MOIST BY WATERING TO PREVENT BLOWING AWAY.

ON CUT SLOPES STEEPER THAN 3:1 OR FILL SLOPES STEEPER THAN 4:1, THE MULCHING MATERIAL SHALL BE HELD IN PLACE BY ONE OF THE FOLLOWING METHODS:

(A) NETTING MADE OF LIGHTWEIGHT BIODEGRADABLE PAPER, PLASTIC OR COTTON PLACED OVER THE MULCH AND ANCHORED PER MANUFACTURER'S SPECIFICATIONS.

(B) WOOD CELLULOSE FIBER APPLIED AT THE RATE OF 35 LBS/1000 SQ. FT.

SEEDING SPECIFICATIONS AND SCHEDULE

NOTE: THE FOLLOWING SEEDING SPECIFICATIONS ARE GENERAL GUIDELINES ONLY AND ARE INTENDED FOR THE STABILIZATION OF DISTURBED AREAS. ALL CONTRACTORS, LOT OWNERS SHOULD CONDUCT A SOIL TEST PRIOR TO STABILIZATION TO DETERMINE THE EXACT NUTRIENT REQUIREMENTS OF THE SOIL PRIOR TO STABILIZATION EFFORTS. TEMPORARY SEEDING AND MULCHING

ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS CEASED TEMPORARILY SHALL BE STABILIZED AS FOLLOWS:

1. APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE.
2. APPLY FERTILIZER 10-10-10 AT A RATE OF 500 LBS. PER ACRE.
3. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE OR WHICH WILL BE REDISTURBED WITHIN 1 YEAR SHALL BE SEEDING WITH ANNUAL RYE GRASS AT A RATE OF 64 LBS. PER ACRE AFTER WORKING LINE AND FERTILIZER INTO THE SOIL. (DOES NOT APPLY TO NON-GERMINATING SEASONS). DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL BE PERMANENTLY SEEDING IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS. ALL SEED SHALL BE LABELED, DATED AND OF QUALITY CONSISTENT WITH ITEM 6 OF THE PERMANENT SEEDING SPECIFICATIONS.
4. APPLY HAY OR STRAW MULCH IN ACCORDANCE WITH MULCHING SPECIFICATIONS. DURING NON GERMINATING PERIODS, APPLY MULCH ONLY, OCTOBER 15TH TILL APRIL 15TH.

PERMANENT SEEDING

WHEN THE FINISHED GRADE SURFACE IS TO BE STABILIZED BY SEEDING, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:

1. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE SPREAD OVER AREAS TO BE SEEDING. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND. TOPSOIL SHALL BE SPREAD ONLY WHEN PREPARED TO FOLLOW UP WITH FERTILIZATION AND SEEDING.
2. AFTER SPREADING AND PAVING THE TOPSOIL, THE FOLLOWING SHALL BE SPREAD AND WORKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES: AGRICULTURAL GRADE LIMESTONE AT A RATE OF 8 TONS PER ACRE OR RATE DETERMINED FROM SOIL TESTING FERTILIZER, 10-10-20 AT A RATE OF 1,000 LBS. PER ACRE.
3. SEEDING SHALL BE DONE DURING THE PERIODS OF APRIL 15TH TO OCTOBER 1ST UNLESS OTHERWISE DIRECTED.
4. GRASS SEED SHALL NOT BE PLANTED AFTER A HEAVY RAIN OR WATERING.
5. ALL SEED SHALL BE LABELED IN ACCORDANCE WITH THE US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE PROVIDED WHEREVER POSSIBLE.
6. SMOOTH AND FIRM SEED BED WITH A CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. COVER SEEDS WITH 1/4" OF SOIL WITH SUITABLE EQUIPMENT OR BY HAND RAKING.
7. APPLY MULCH PER SPECIFICATIONS.

SEED SPECIFICATIONS

MOWED AREAS WITH SLOPES LESS THAN 2 HORIZONTAL TO 1 VERTICAL

LAWN SEED (RATE= 100 LBS./ACRE)

KENTUCKY BLUE GRASS 2 OR MORE VARIETIES NONE GREATER THAN 25% OF TOTAL
 50% BY WEIGHT, 90% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
 PENNINE PERENNIAL RYE GRASS
 20% BY WEIGHT, 90% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
 PENN. LAMN RED FESCUE
 30% BY WEIGHT, 98% PURITY, 85% GERMINATION, 0.25% MAX WEED SEED

SPECIAL AREAS (IE: SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS AND OCCASIONAL WATER FLOW AREAS) RATE= 110 LBS./ACRE

RED TOP
 80% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
 ORCHARD GRASS
 20% BY WEIGHT, 95% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
 SWITCH GRASS 60PLS
 DEER TONGUE
 95% PURITY, 75% GERMINATION

NON MOWED AREAS (SLOPES STEEPER THAN 2: 1) RATE= 75 LBS./ACRE

PENNGFT CROWN VETCH
 40% BY WEIGHT, 98% PURITY, 65% GERMINATION, 0.10% MAX WEED SEED
 REDTOP
 60% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.15% MAX WEED SEED

STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR TO IMPLEMENTATION.
3. AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
4. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE EROSION AND SEDIMENT POLLUTION CONTROL BMPs SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS EROSION AND SEDIMENT CONTROL PLAN.
5. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF SETBACK BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
6. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2H:1V OR FLATTER.
7. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL FORM FR-201 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
9. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
10. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE SITE ONTO THE ROAD.
11. A LOG SHOWING DATES THAT EROSION CONTROL BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
12. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
13. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
14. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
15. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
16. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
17. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
18. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
19. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
20. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
21. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
22. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
23. EROSION AND SEDIMENT POLLUTION CONTROL BMPs MUST REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP.
24. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE EROSION AND SEDIMENT POLLUTION CONTROL BMPs.
25. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs MUST BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS SHOULD BE DONE ONLY DURING THE GERMINATING SEASON.

CONSTRUCTION SEQUENCE

1. INSTALL THE ROCK CONSTRUCTION ENTRANCE/EQUIPMENT STAGING AREA, COMPOST FILTER SOCKS AND ESTABLISH THE SOIL STOCKPILE AREA.
2. DEMOLISH AND REMOVE THE EXISTING STRUCTURES AS INDICATED.
3. EXCAVATE FOR AND CONSTRUCT THE PROPOSED SANITARY SEWER MAIN, MANHOLES AND LATERAL CONNECTIONS.
4. BACKFILL ALL EXCAVATED AREAS WITH APPROPRIATE MATERIAL AND PERMANENTLY STABILIZE ALL DISTURBED AREAS ACCORDING TO PLAN SPECIFICATIONS.
5. REMOVE ANY REMAINING SOIL FROM THE STOCKPILE AREA AND STABILIZE ANY AREAS DISTURBED DURING THE REMOVAL PROCESS.
6. REMOVE THE CONSTRUCTION ENTRANCE AND STABILIZE.
7. ONCE ALL UPSLOPE DISTURBED AREAS HAVE ACHIEVED A MINIMUM OF 70% ACTIVE PERMANENT VEGETATIVE COVER, REMOVE THE COMPOST FILTER SOCK. REMOVAL SHALL INCLUDE REMOVAL OF ANY REMAINING SEDIMENT WHICH CAN BE REMOVED FROM THE SITE OR UTILIZED INTO FINAL GRADING. FINAL GRADE AND PERMANENTLY STABILIZED WITH SEEDING AND MULCHING.

NOTES: PRIOR TO REMOVAL OF SEDIMENT AND EROSION CONTROLS THE BOROUGH MUST BE CONTACTED FOR APPROVAL

DEMOLITION AND SANITARY SEWER MAIN CONSTRUCTION PLAN
 203 E. 12TH AVE SUBDIVISION

Situate In:
 The Borough of Conshohocken
 Montgomery County, Pennsylvania

OTM LLC
 SURVEYING - LAND PLANNING & DESIGN SERVICES
 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19380
 (484) 336-6454 www.otm-surveying.com

DRAWN OR GRABED, PLS
CHECK
SCALE 1"=20'
PROJECT NO. 19-002
SHEET 3 of 6

REVISIONS

PLAN LEGEND

- EXISTING WATER LINE
- WATER VALVE
- EXISTING GAS LINE
- OVERHEAD UTILITY LINES AND UTILITY POLE
- EXISTING GROUND CONTOUR LINE
- EXISTING TREE
- TBR FEATURE TO BE REMOVED

PLAN LEGEND

- PMH2
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SEWER MAIN
- PROPOSED SEWER LATERAL
- 12" CFS
- 8" CFS
- 12" COMPOST FILTER SOCK
- 8" COMPOST FILTER SOCK

LIABILITY NOTE:
 FAILURE TO CORRECTLY INSTALL EROSION AND SEDIMENT POLLUTION CONTROL BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF EROSION AND SEDIMENT POLLUTION CONTROL BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR OR CRIMINAL PENALTIES FOR EACH VIOLATION.

RECYCLING AND DISPOSAL METHODS:
 ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

MAINTENANCE

ALL SEDIMENT AND EROSION CONTROL BMPs SHALL BE INSPECTED WEEKLY AND AFTER EACH STORM EVENT RESULTING IN STORMWATER RUNOFF.

SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF DEP.

UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BMPs ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BMP FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO SCHUYLKILL CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RESETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

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BOROUGH OF CONSHOHOCKEN EROSION AND SEDIMENT CONTROL NOTES

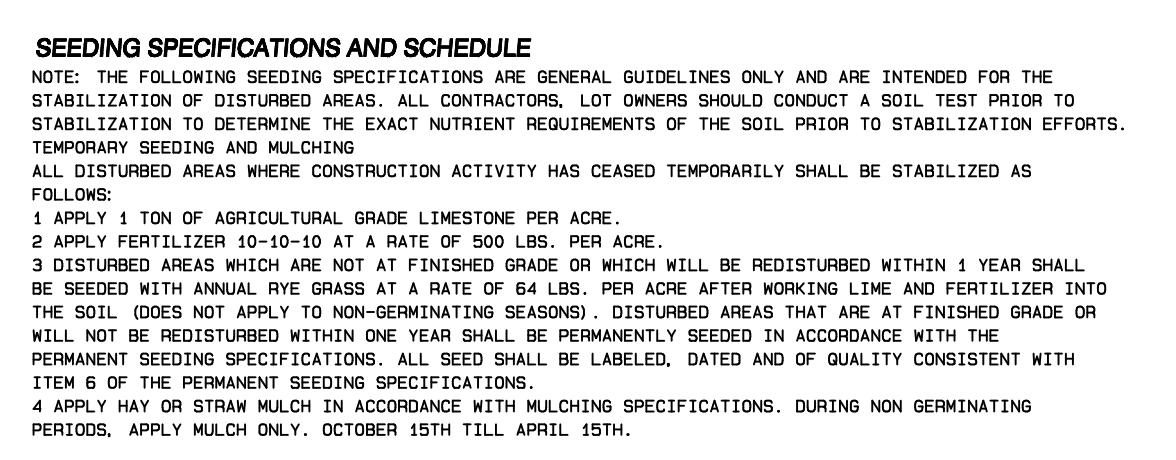
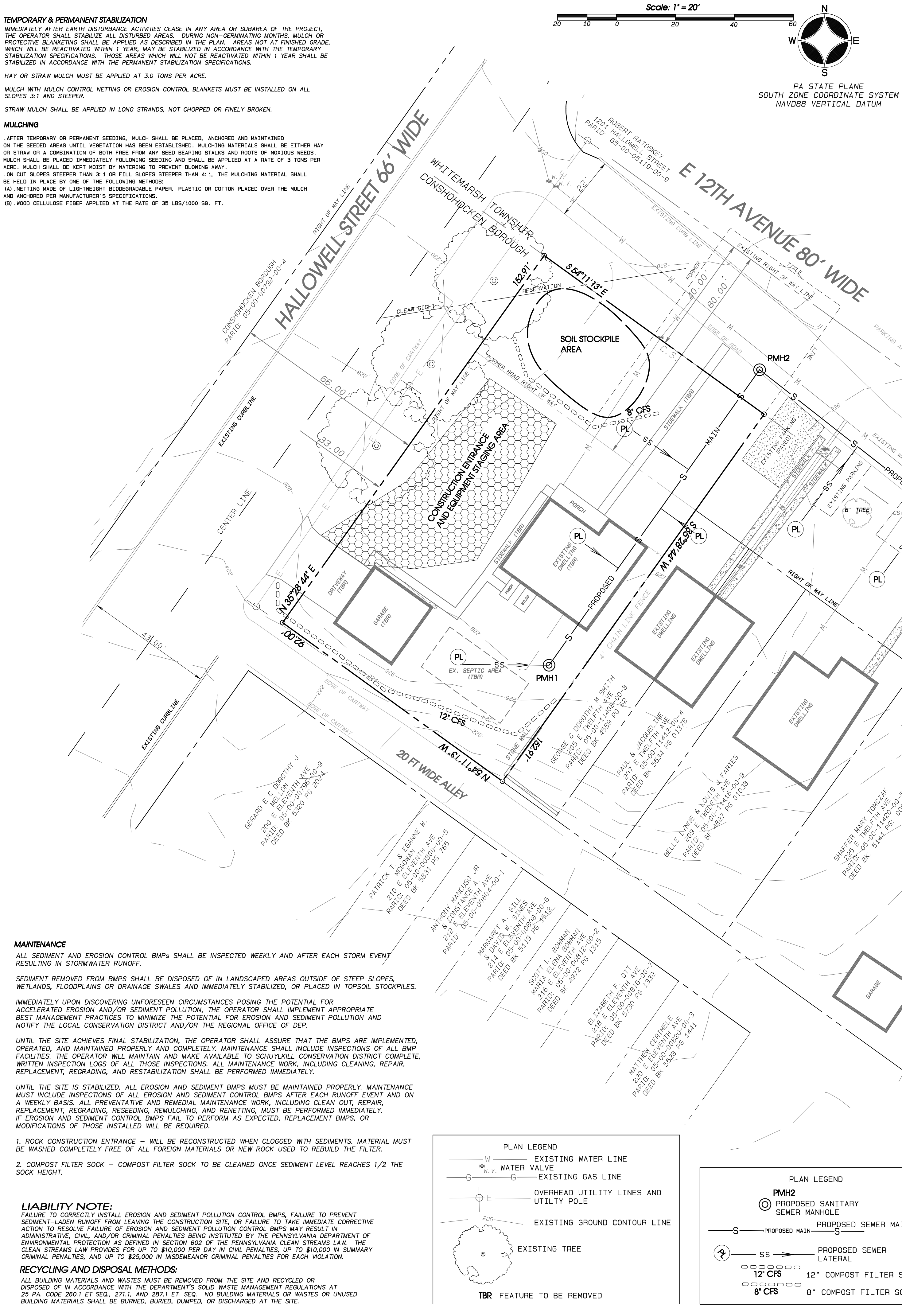
1. FAILURE TO COMPLY WITH THE APPROVED ERS PLAN AND THE DIRECTION OF THE BOROUGH OR THE BOROUGH S AGENT SHALL RESULT IN AN IMMEDIATE STOPPAGE OF ALL WORK.
2. THE BOROUGH AND THE BOROUGH S AGENT ARE DULY AUTHORIZED TO ENFORCE THE PROVISIONS OF THE BOROUGH S NPDES ORDINANCE REGARDING CONSTRUCTION SITE RUNOFF.
3. THE DEVELOPER WILL RECEIVE A NOTICE OF VIOLATION FROM THE BOROUGH S AGENT SHOULD THE INSPECTOR DETERMINE THAT THE ON-SITE CONTROLS ARE OUT OF COMPLIANCE, AT WHICH TIME THE DEVELOPER WILL HAVE THREE (3) DAYS TO COMPLY WITH THE WRITTEN DIRECTIONS OF THE NOTICE. FAILURE TO COMPLY WITH THE WRITTEN DIRECTIONS OF THE NOTICE WILL RESULT IN AN IMMEDIATE WORK STOPPAGE AND FINES WILL BE ISSUED BY THE BOROUGH CODE DEPARTMENT.
4. REPEAT OFFENCES WILL BE REPORTED TO THE COUNTY CONSERVATION DISTRICT AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
5. THE DEVELOPER SHALL BE RESPONSIBLE TO CHECK THE ERS CONTROLS AT THE END OF EACH WORK DAY TO ENSURE THAT THEY ARE IN PLACE. THE DEVELOPER SHALL ALSO BE RESPONSIBLE TO CHECK THE ERS CONTROLS PRIOR TO FORECASTED RAIN EVENTS.

ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE OWNER AT NO COST TO THE BOROUGH

CONSTRUCTION SEQUENCE

1. INSTALL THE ROCK CONSTRUCTION ENTRANCE/EQUIPMENT STAGING AREA, COMPOST FILTER SOCKS AND ESTABLISH THE SOIL STOCKPILE AREA.
2. DEMOLISH AND REMOVE THE EXISTING STRUCTURES AS INDICATED.
3. EXCAVATE FOR AND CONSTRUCT THE PROPOSED SANITARY SEWER MAIN, MANHOLES AND LATERAL CONNECTIONS.
4. BACKFILL ALL EXCAVATED AREAS WITH APPROPRIATE MATERIAL AND PERMANENTLY STABILIZE ALL DISTURBED AREAS ACCORDING TO PLAN SPECIFICATIONS.
5. REMOVE ANY REMAINING SOIL FROM THE STOCKPILE AREA AND STABILIZE ANY AREAS DISTURBED DURING THE REMOVAL PROCESS.
6. REMOVE THE CONSTRUCTION ENTRANCE AND STABILIZE.
7. ONCE ALL UPSLOPE DISTURBED AREAS HAVE ACHIEVED A MINIMUM OF 70% ACTIVE PERMANENT VEGETATIVE COVER, REMOVE THE COMPOST FILTER SOCK. REMOVAL SHALL INCLUDE REMOVAL OF ANY REMAINING SEDIMENT WHICH CAN BE REMOVED FROM THE SITE OR UTILIZED INTO FINAL GRADING. FINAL GRADE AND PERMANENTLY STABILIZED WITH SEEDING AND MULCHING.

NOTES: PRIOR TO REMOVAL OF SEDIMENT AND EROSION CONTROLS THE BOROUGH MUST BE CONTACTED FOR APPROVAL



PA STATE PLANE
 SOUTH ZONE COORDINATE SYSTEM
 NAVD83 VERTICAL DATUM

SEED SPECIFICATIONS

MOWED AREAS WITH SLOPES LESS THAN 2 HORIZONTAL TO 1 VERTICAL

LAWN SEED (RATE= 100 LBS./ACRE)

KENTUCKY BLUE GRASS 2 OR MORE VARIETIES NONE GREATER THAN 25% OF TOTAL
 50% BY WEIGHT, 90% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
 PENNINE PERENNIAL RYE GRASS
 20% BY WEIGHT, 90% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
 PENN. LAMN RED FESCUE
 30% BY WEIGHT, 98% PURITY, 85% GERMINATION, 0.25% MAX WEED SEED

SPECIAL AREAS (IE: SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS AND OCCASIONAL WATER FLOW AREAS) RATE= 110 LBS./ACRE

RED TOP
 80% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
 ORCHARD GRASS
 20% BY WEIGHT, 95% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
 SWITCH GRASS 60PLS
 DEER TONGUE
 95% PURITY, 75% GERMINATION

NON MOWED AREAS (SLOPES STEEPER THAN 2: 1) RATE= 75 LBS./ACRE

PENNGFT CROWN VETCH
 40% BY WEIGHT, 98% PURITY, 65% GERMINATION, 0.10% MAX WEED SEED
 REDTOP
 60% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.15% MAX WEED SEED

CONSTRUCTION SEQUENCE

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DEMOLITION AND SANITARY SEWER MAIN CONSTRUCTION PLAN
 203 E. 12TH AVE SUBDIVISION

Situate In:
 The Borough of Conshohocken
 Montgomery County, Pennsylvania

OTM LLC
 SURVEYING - LAND PLANNING & DESIGN SERVICES
 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19380
 (484) 336-6454 www.otm-surveying.com

DRAWN OR GRABED, PLS
CHECK
SCALE 1"=20'
PROJECT NO. 19-002
SHEET 3 of 6

REVISIONS

PLAN LEGEND

- EXISTING WATER LINE
- WATER VALVE
- EXISTING GAS LINE
- OVERHEAD UTILITY LINES AND UTILITY POLE
- EXISTING GROUND CONTOUR LINE
- EXISTING TREE
- TBR FEATURE TO BE REMOVED

PLAN LEGEND

- PMH2
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SEWER MAIN
- PROPOSED SEWER LATERAL
- 12" CFS
- 8" CFS
- 12" COMPOST FILTER SOCK
- 8" COMPOST FILTER SOCK

LIABILITY NOTE:
 FAILURE TO CORRECTLY INSTALL EROSION AND SEDIMENT POLLUTION CONTROL BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF EROSION AND SEDIMENT POLLUTION CONTROL BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR OR CRIMINAL PENALTIES FOR EACH VIOLATION.

RECYCLING AND DISPOSAL METHODS:
 ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

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BOROUGH OF CONSHOHOCKEN EROSION AND SEDIMENT CONTROL NOTES

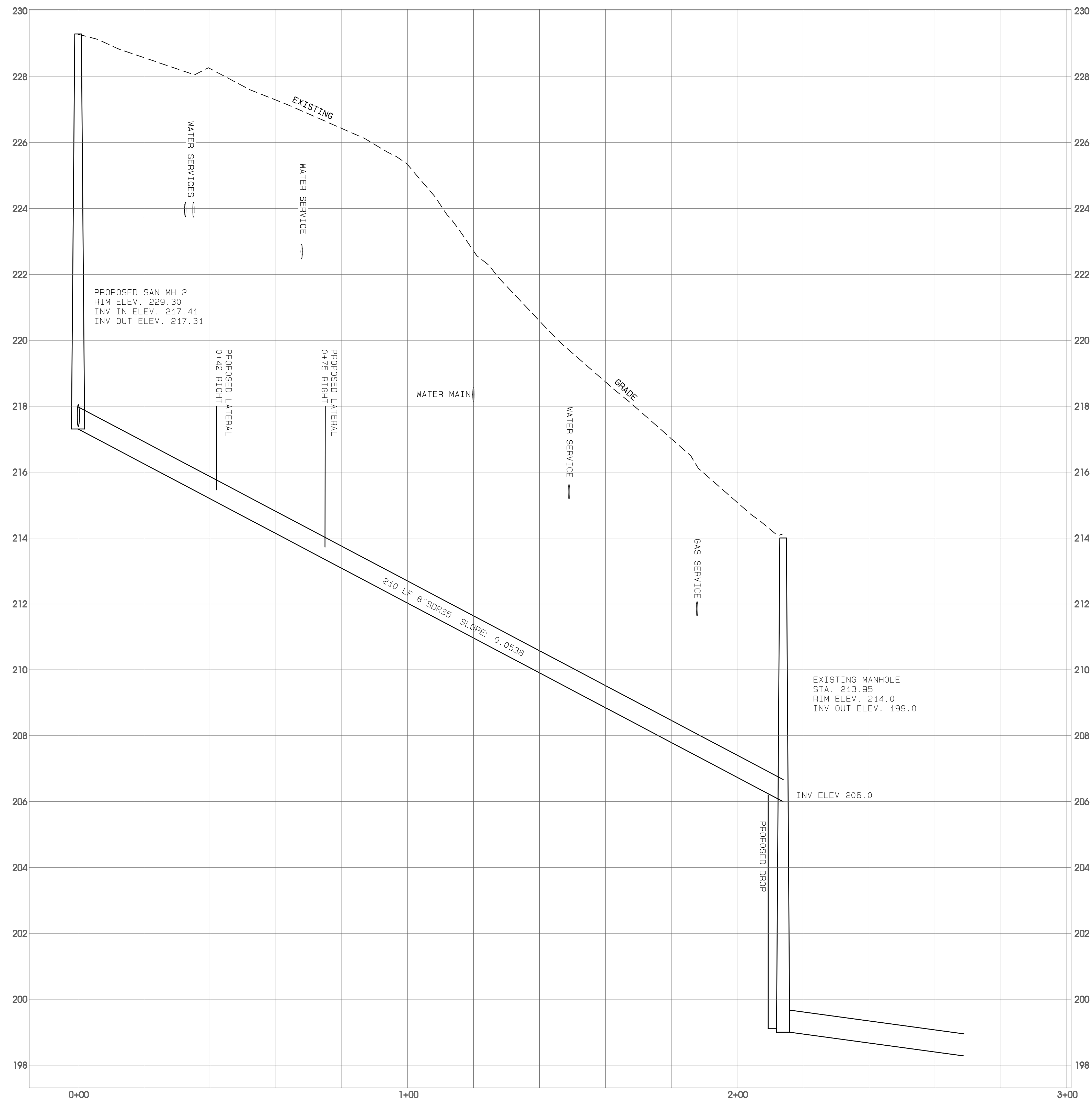
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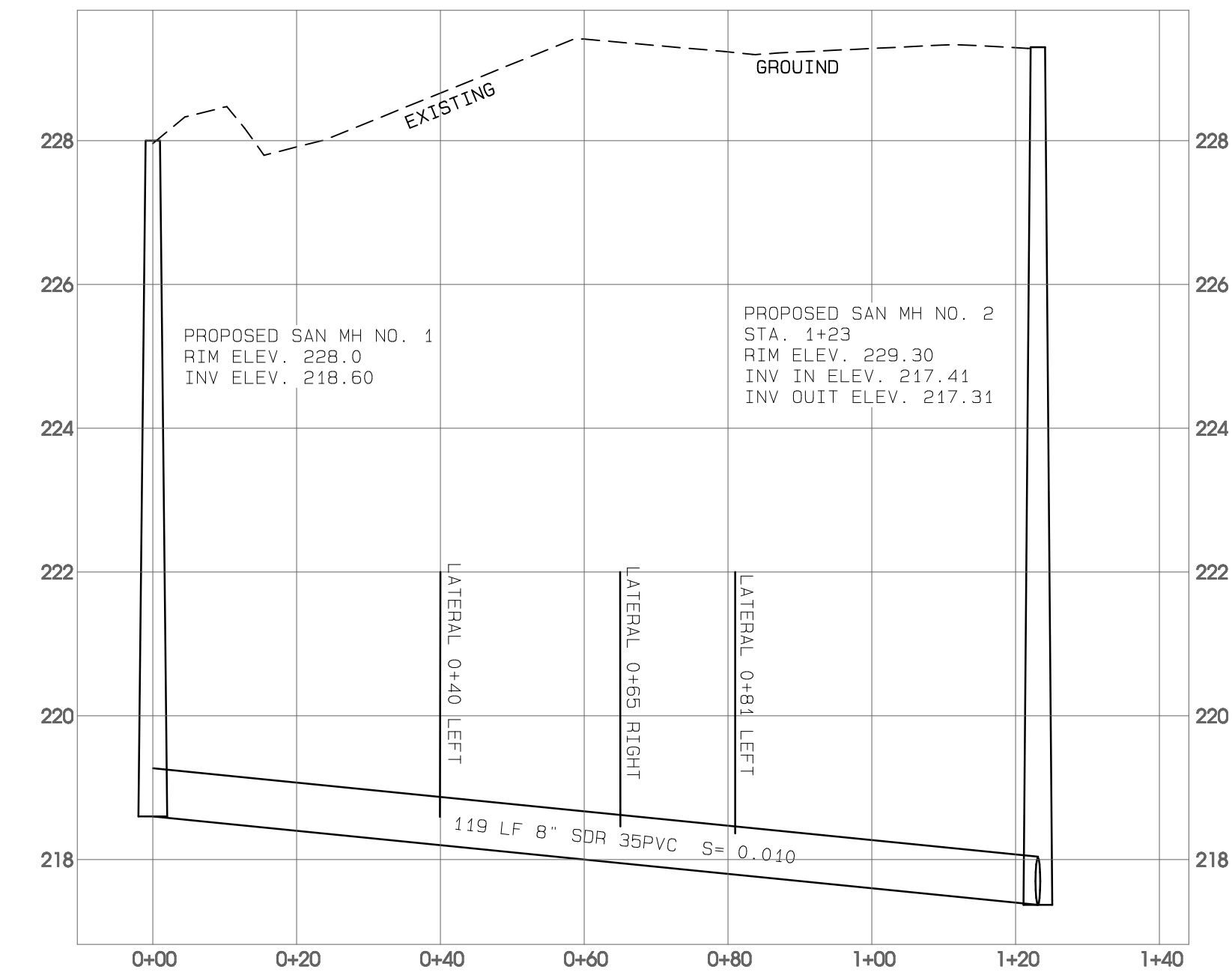
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SANITARY SEWER PROFILE
PROPOSED MANHOLE 2 TO EXISTING MANHOLE
1"= 20' HORIZ 1"= 2' VERT.

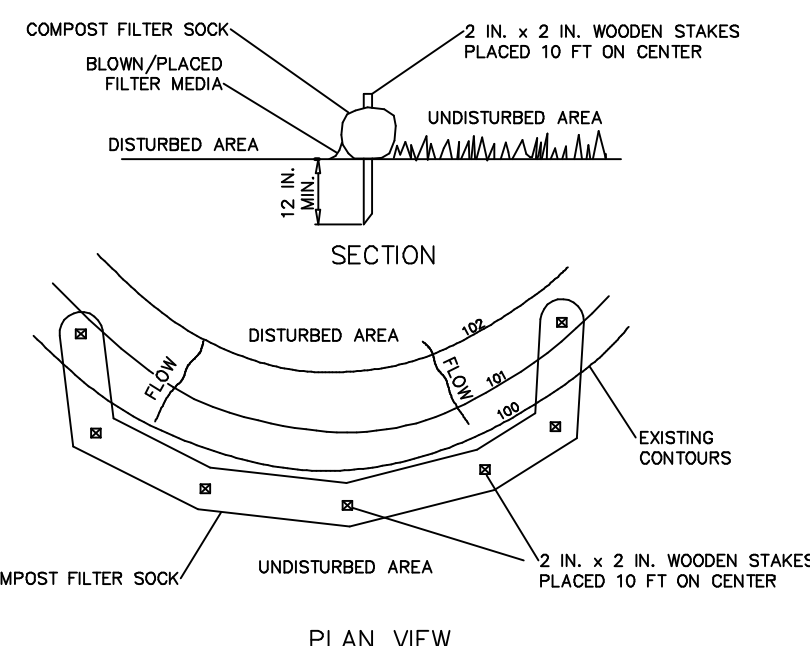


SANITARY SEWER PROFILE
PROPOSED MANHOLE 1 TO MANHOLE 2
1"= 20' HORIZ 1"= 2' VERT

SANITARY SEWER EXTENSION PLAN
PLAN PROFILES
203 E. 12TH AVE SUBDIVISION

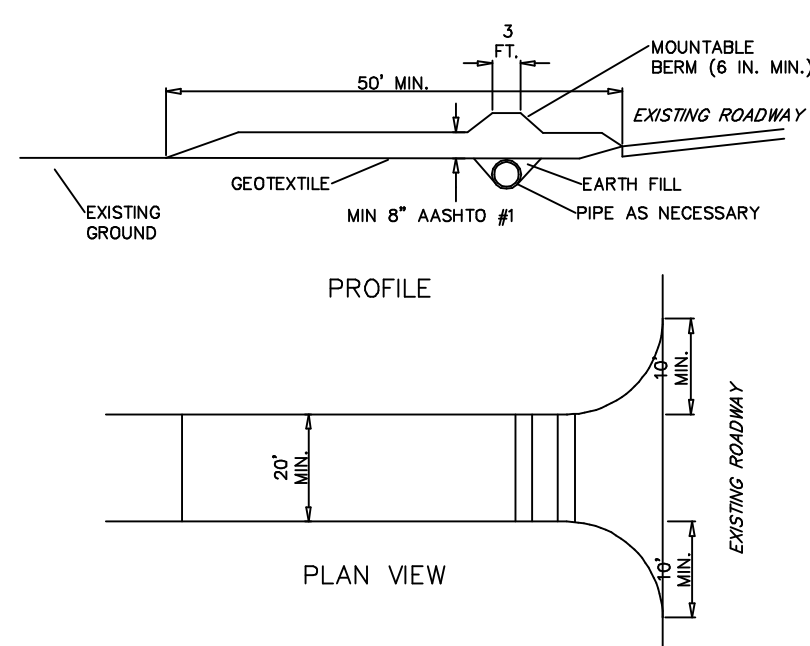
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISIONS	OTM LLC		© 2019 OTM, LLC	
	SURVEYING - LAND PLANNING & DESIGN SERVICES		200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610 (484) 336-6454 www.otm-surveying.com	
	DRAWN BY: SHAMEL, PLS 02/28/19	CHECK	SCALE 1"=20'	PROJECT NO. 19-002 SHEET 4 of 6



NOTES:
 SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
 ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

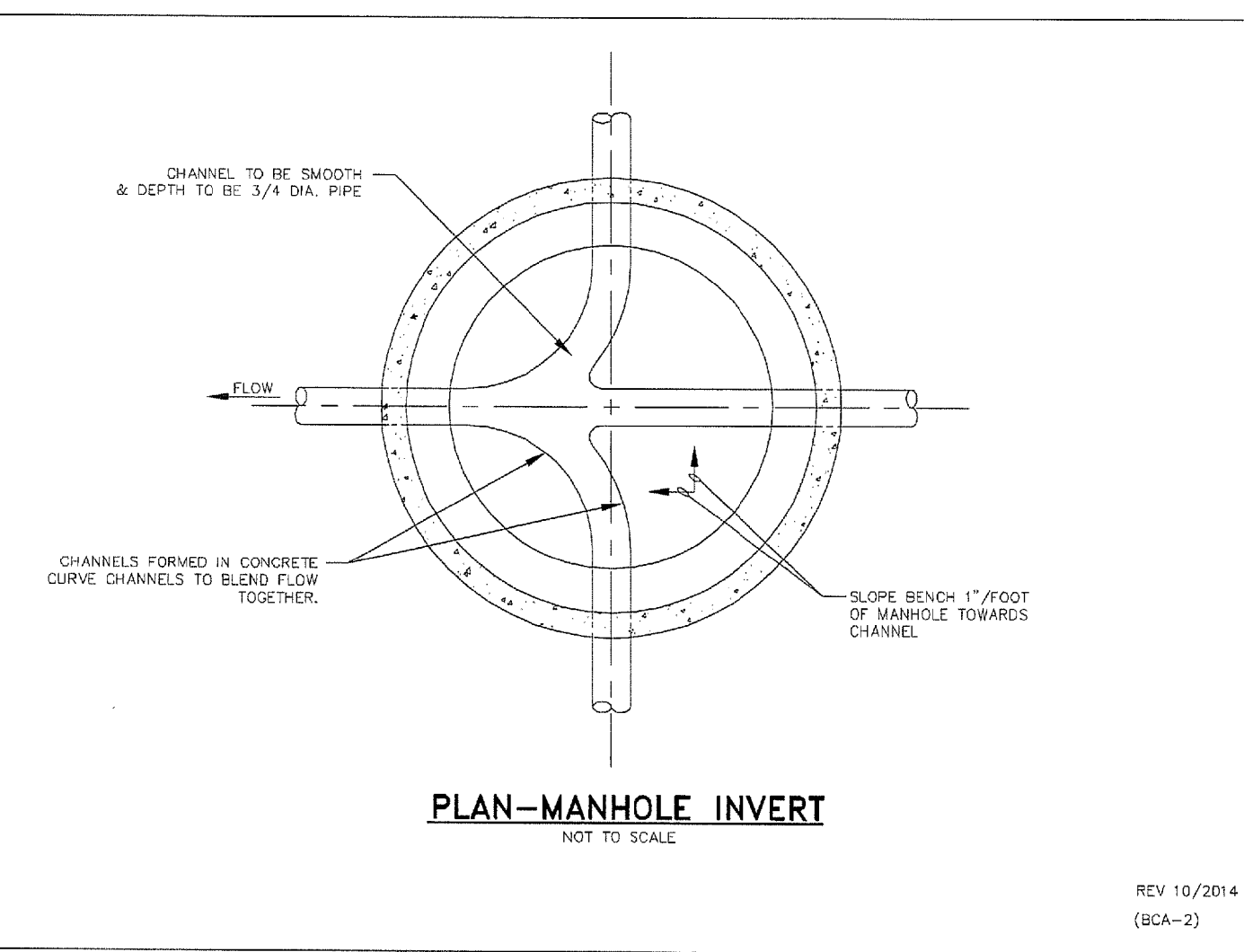
**STANDARD CONSTRUCTION DETAIL #4-1
 COMPOST FILTER SOCK**
 NOT TO SCALE



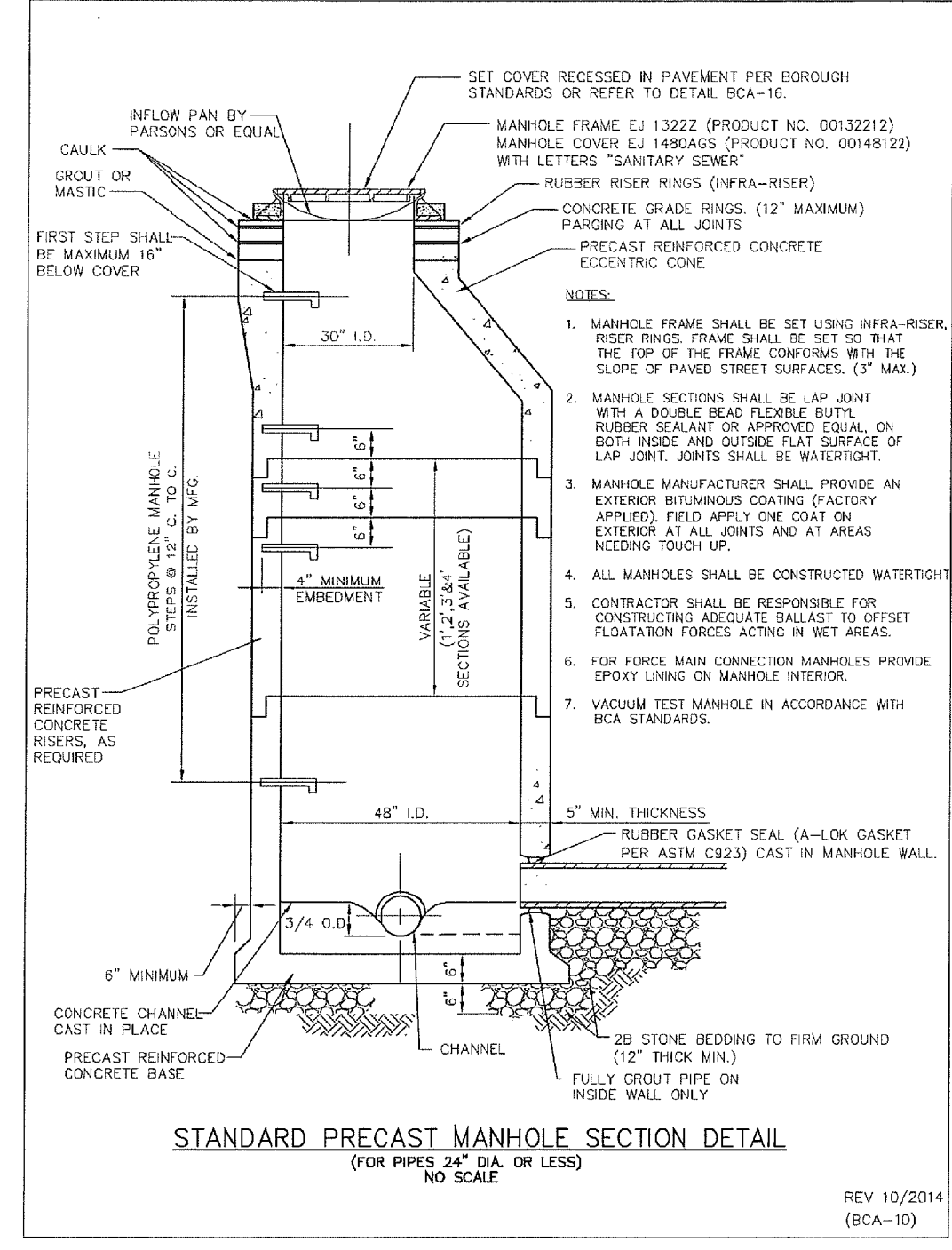
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE
NOTES:
 REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
 RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
 MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

**STANDARD CONSTRUCTION DETAIL #3-1
 ROCK CONSTRUCTION ENTRANCE**
 NOT TO SCALE

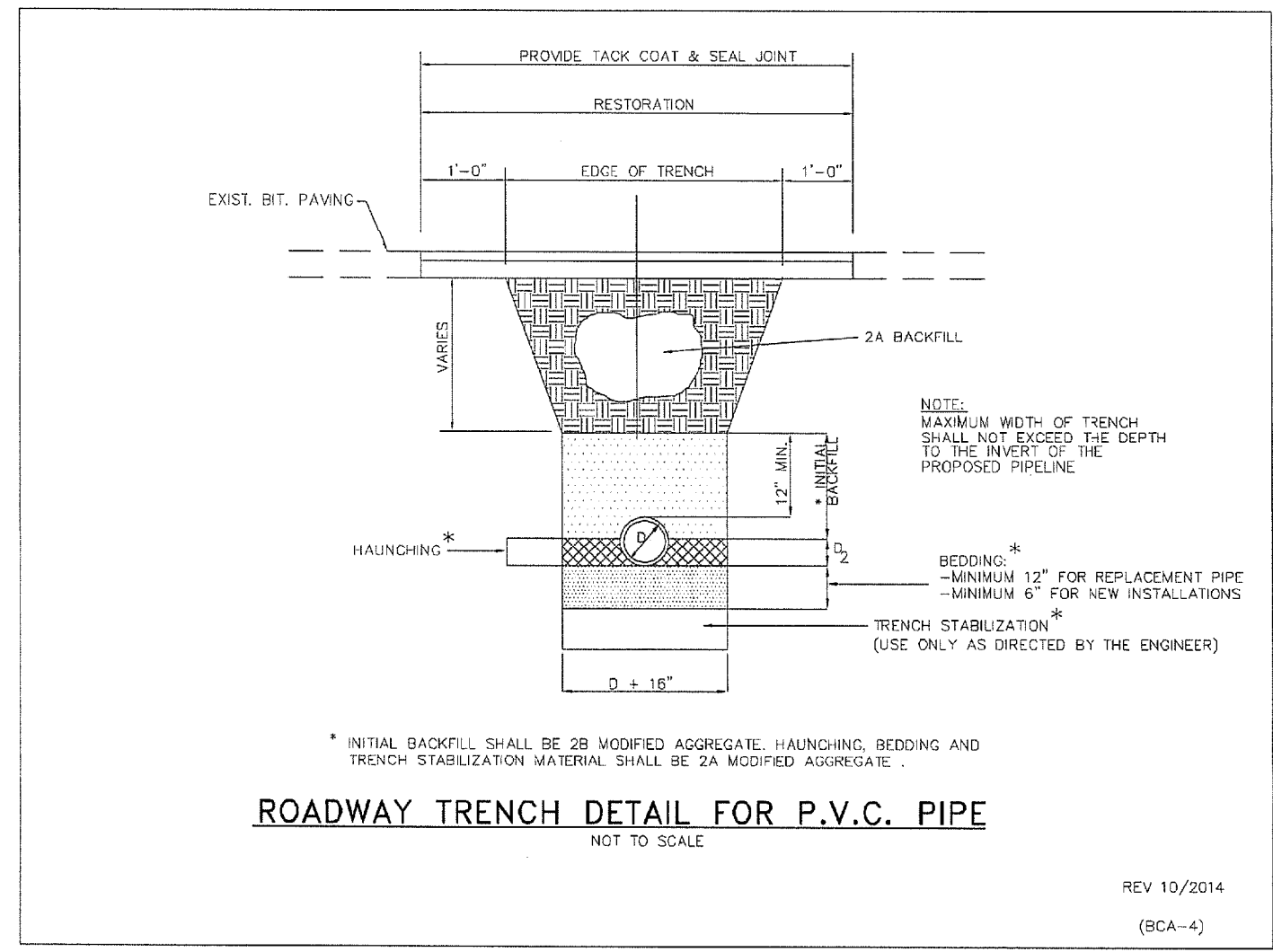
NOTE: MODIFY DIMENSIONS TO FIT CURRENT SITE CONDITIONS



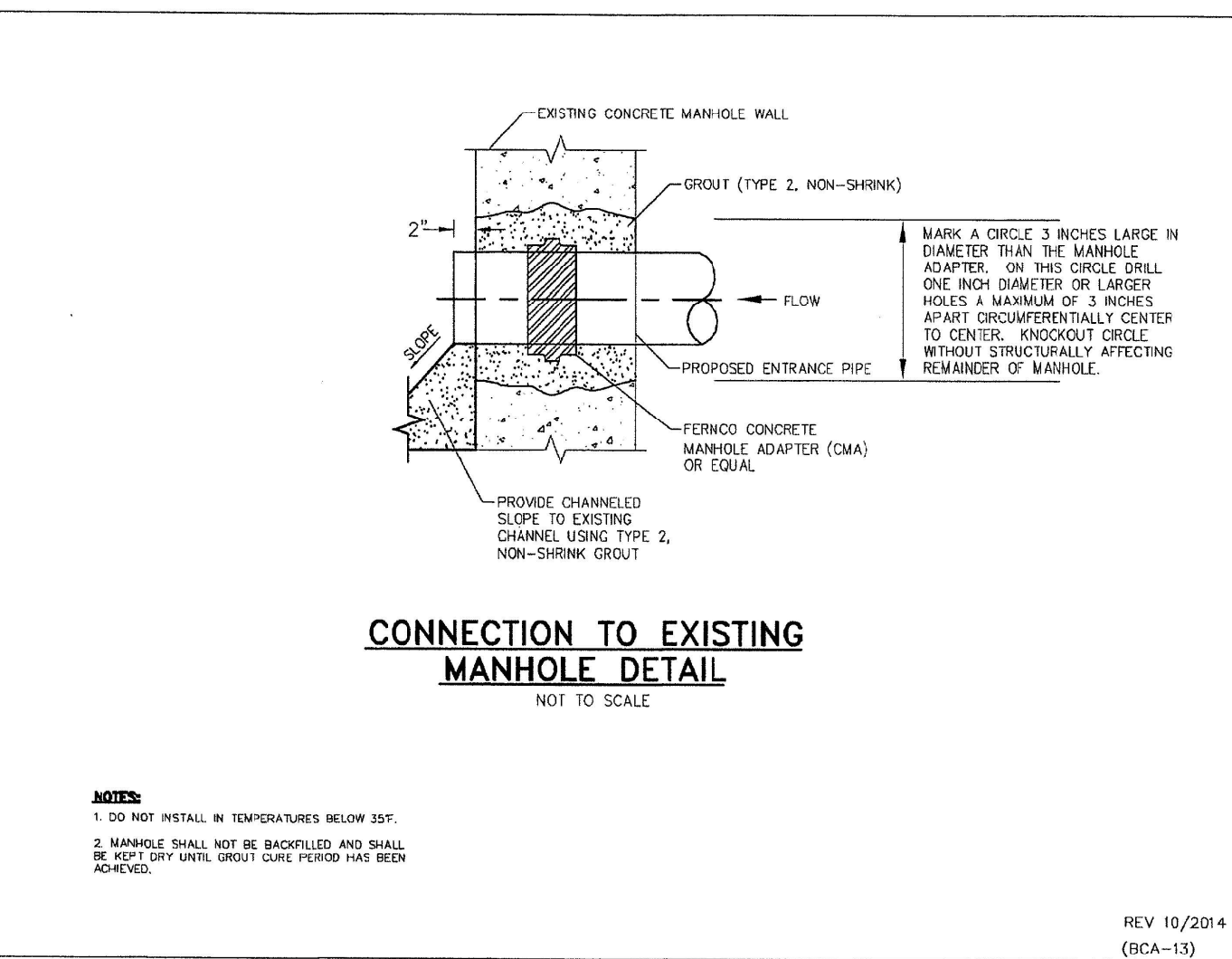
PLAN-MANHOLE INVERT
 NOT TO SCALE



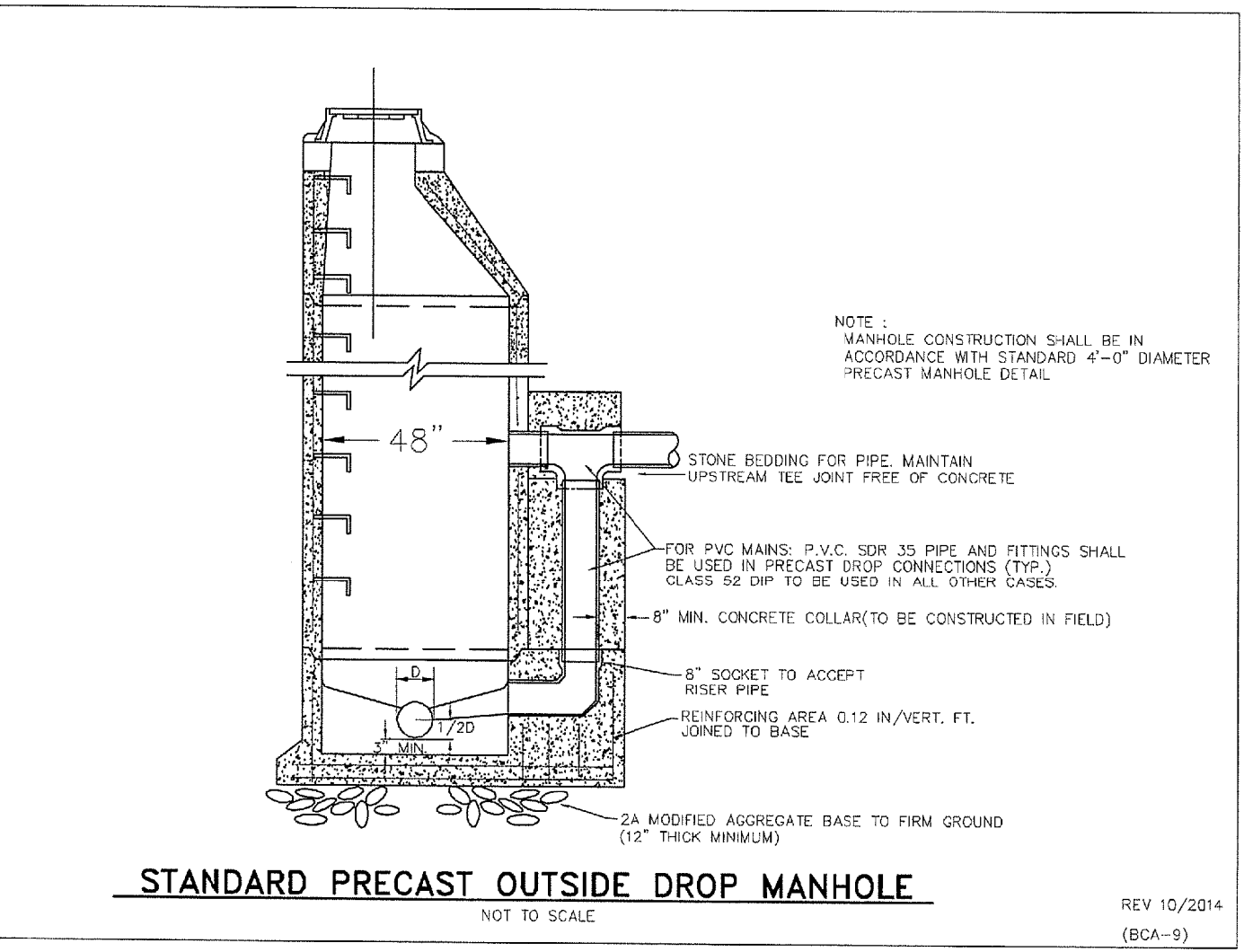
STANDARD PRECAST MANHOLE SECTION DETAIL
 (FOR PIPES 12" OR LESS)
 NOT TO SCALE



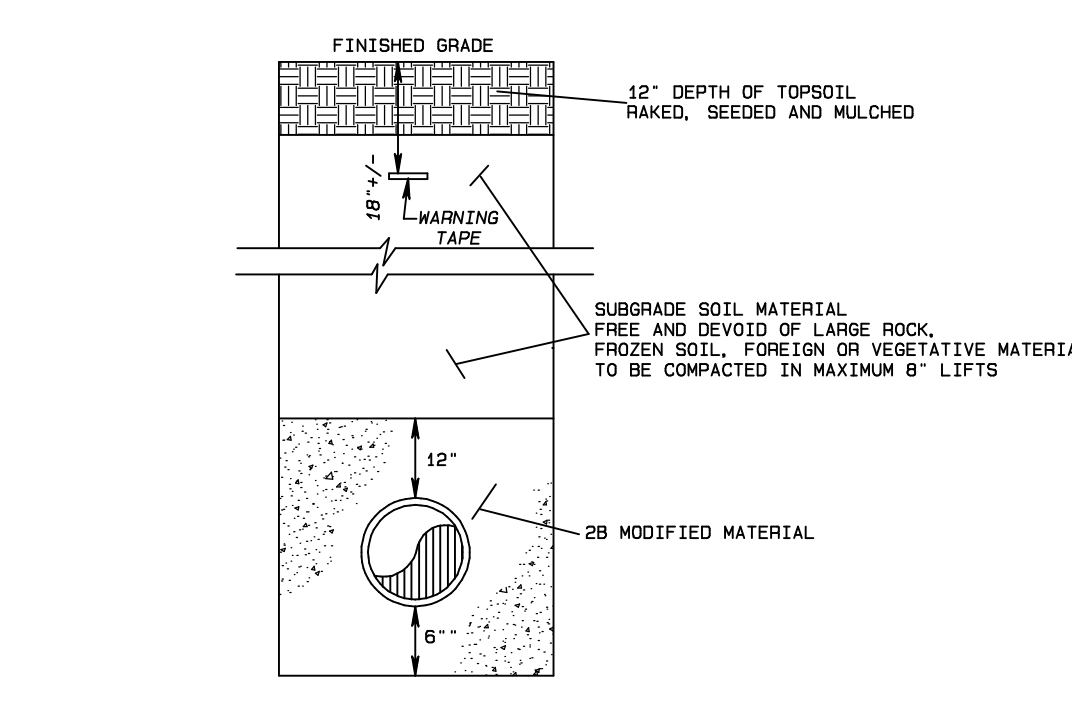
ROADWAY TRENCH DETAIL FOR P.V.C. PIPE
 NOT TO SCALE



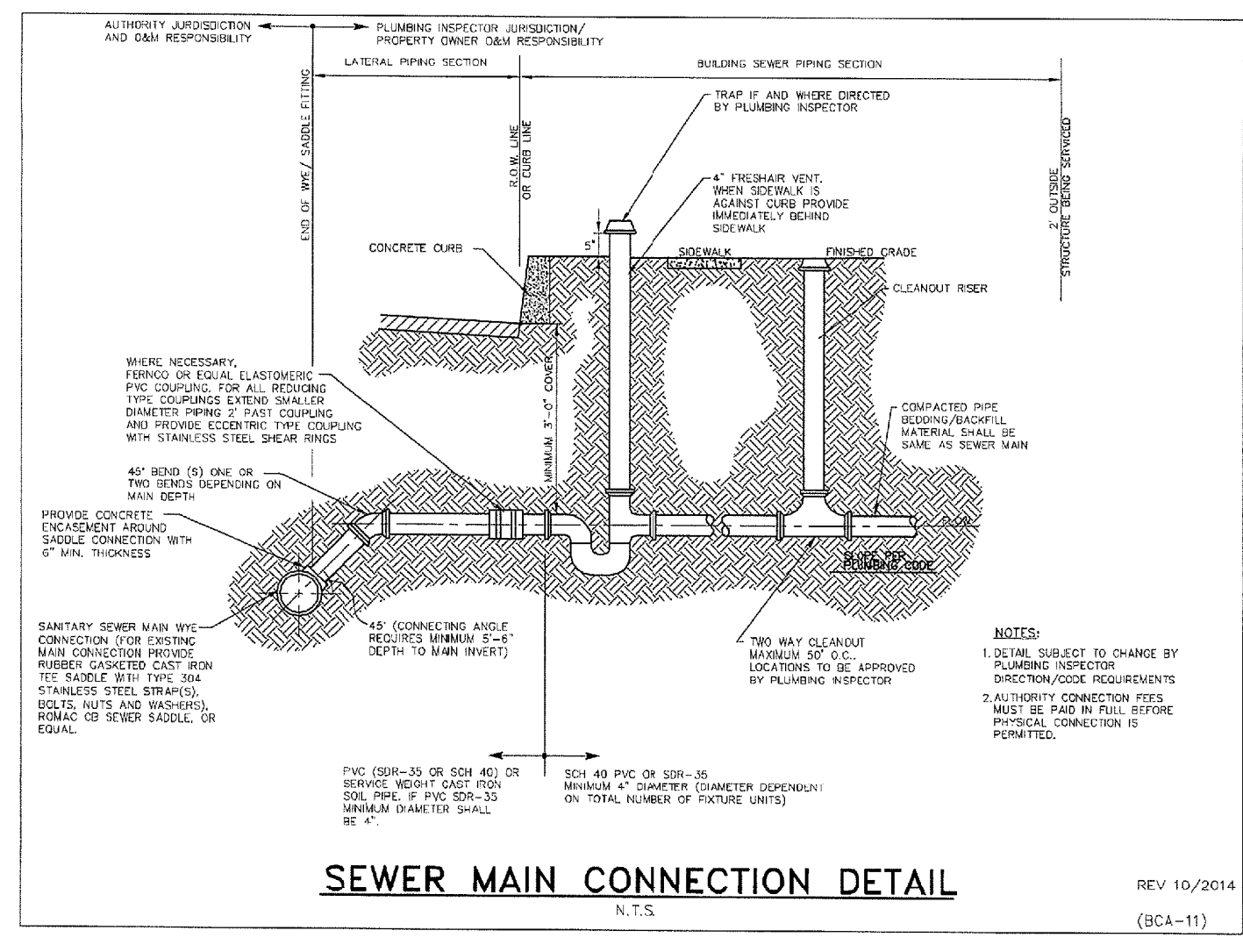
CONNECTION TO EXISTING MANHOLE DETAIL
 NOT TO SCALE



STANDARD PRECAST OUTSIDE DROP MANHOLE
 NOT TO SCALE



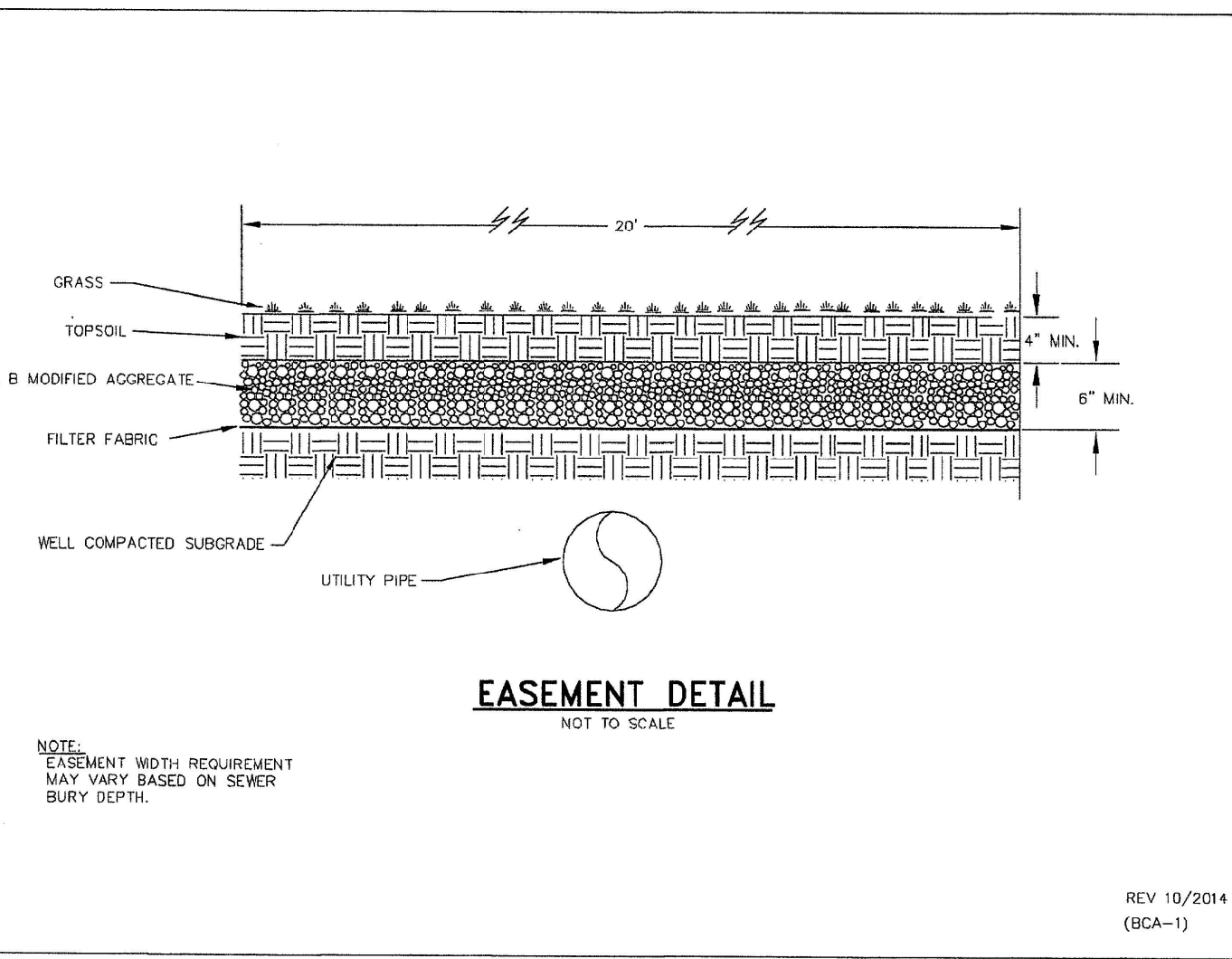
SDR 35 PVC SANITARY SEWER TRENCH DETAIL IN LAWN AREAS
 NOT TO SCALE



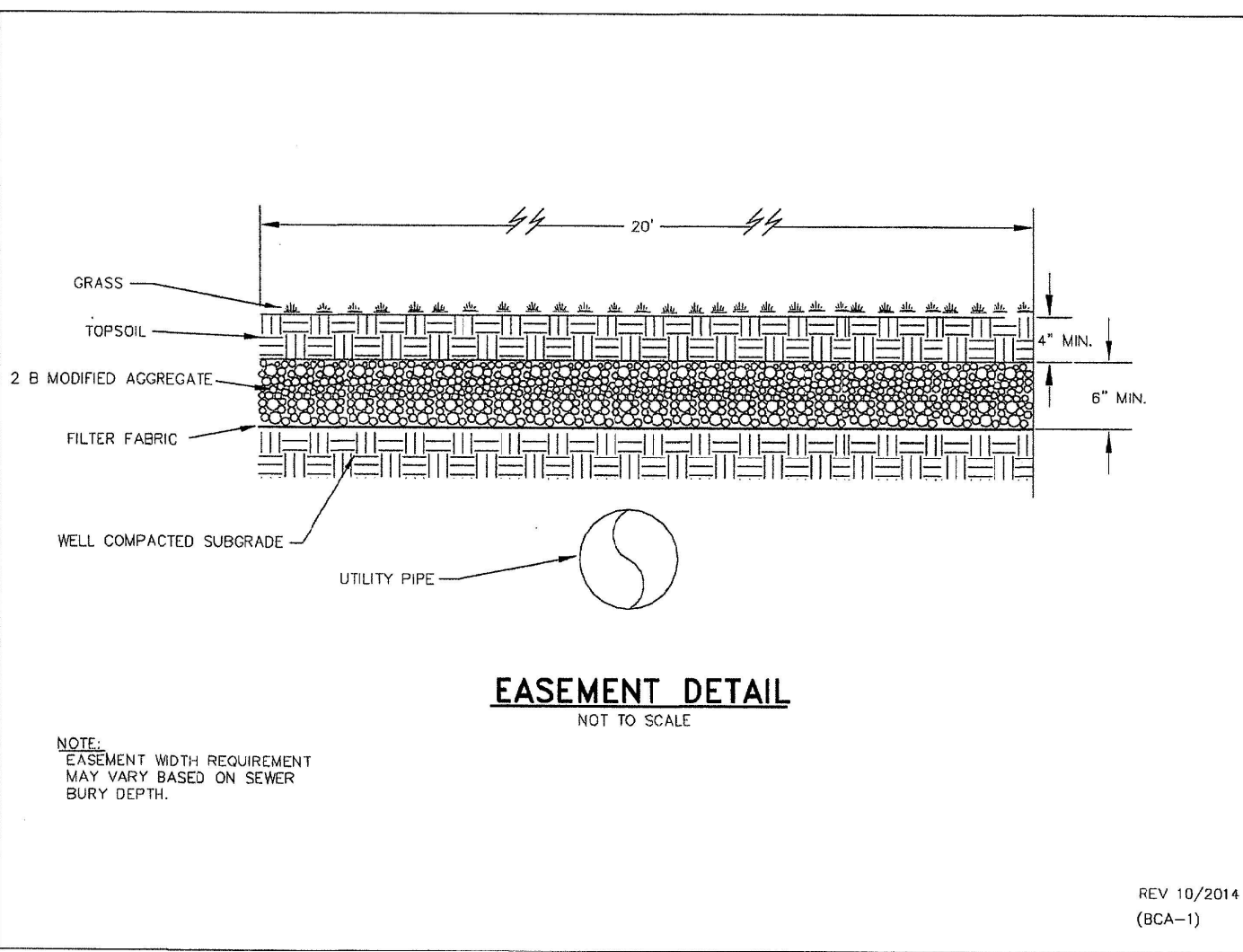
SEWER MAIN CONNECTION DETAIL
 NOT TO SCALE

STANDARD SANITARY SEWER NOTES

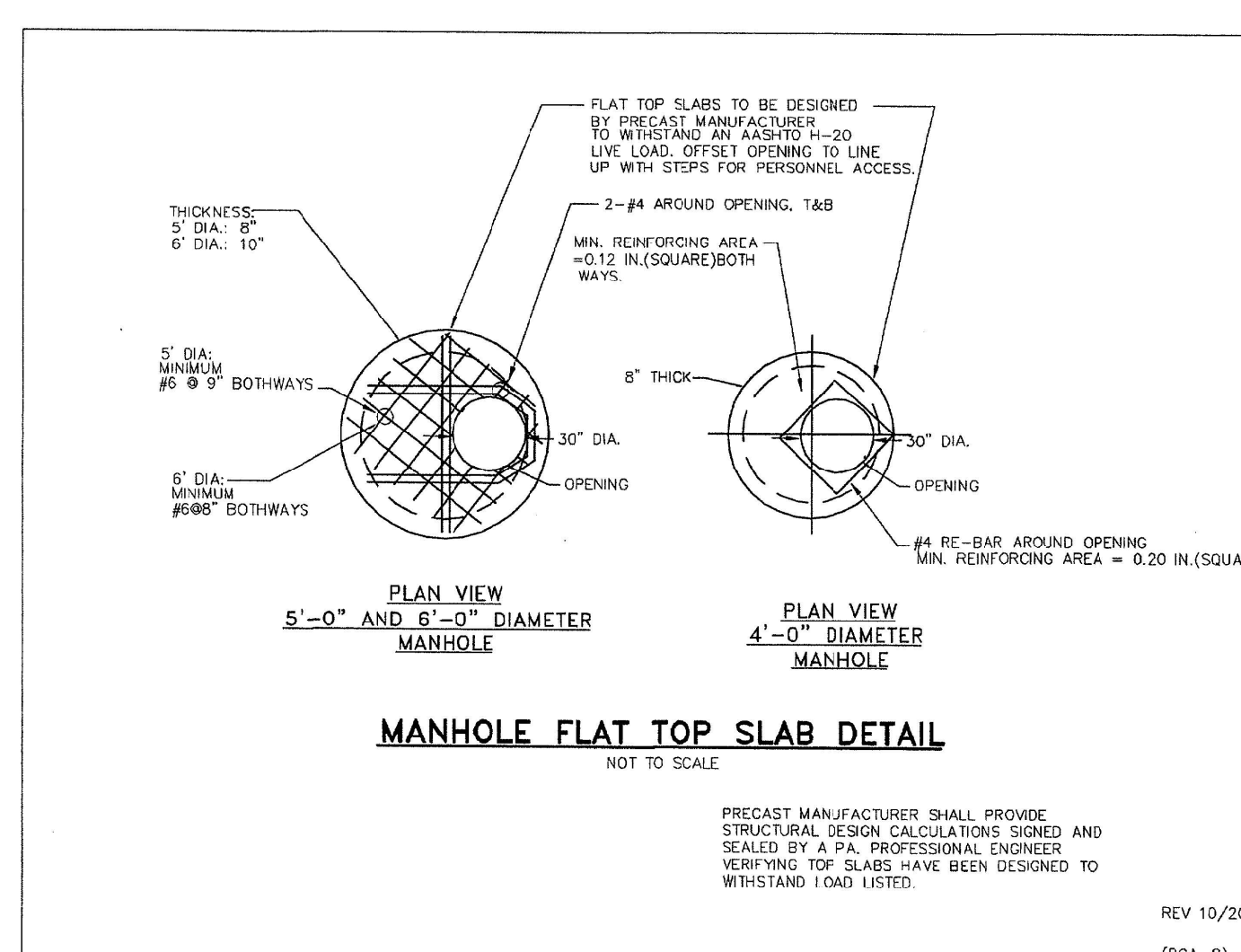
ALL WORK SHALL BE IN ACCORDANCE WITH THE BOROUGH OF CONSHOHOCKEN AUTHORITY (BCA) RULES AND REGULATIONS.
 THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION MEETING WITH THE BCA AND THE BCA'S ENGINEER AT LEAST ONE (1) WEEK PRIOR TO COMMENCING CONSTRUCTION.
 ALL MATERIALS SHALL BE IN ACCORDANCE WITH DETAILS SHOWN. ANY DEVIATIONS SHALL BE SUBMITTED TO THE BCA FOR REVIEW.
 BEFORE COMMENCING WORK THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATION OF ALL EXISTING TIE-IN MANHOLES.
 PROVIDE MINIMUM 3.0 FEET OF COVER OVER ALL SEWER MAINS.
 MANHOLES LOCATED IN GRASS AREAS SHALL HAVE THE COVER RAISED MINIMUM OF THREE (3) INCHES ABOVE THE SURROUNDING GRADE WITH FILL MATERIAL GRADUALLY SLOPING AWAY FROM THE COVER.
 THE EXISTING SEWER MAIN SHALL NOT BE USED AS A CONSTRUCTION DRAIN.
 THE LAST DOWNSTREAM MANHOLE PRIOR TO CONNECTIONS TO THE BCA SEWER SYSTEM SHALL BE PROVIDED WITH A PLUG ON THE DOWNSTREAM PIPE PENETRATION. THE PLUG IS PERMITTED TO BE MOVED ONLY AFTER THE CONTRACTOR HAS COMPLETED, CLEANED AND DEMATERED THE PROPOSED UPSTREAM SANITARY SEWER.
 PROVIDE TEN (10) FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SEWER MAINS AND WATER MAINS.
 ALL SEWER MAINS SHALL BE INSTALLED WITH THE AID OF A LASER.
 NO SEWER MAIN TESTING WILL BE WITNESSED BY THE BCA UNTIL THE AS-BUILTS ARE APPROVED BY THE BCA.
 ALL ABANDONED LATERALS EXTENDING ON TO THE SITE SHALL BE CAPPED DIRECTLY AT THE MAIN BY THE PRESIDENT OF THE BOROUGH PLUMBING INSPECTOR. WRITTEN CONFIRMATION TO BE PROVIDED TO THE BOROUGH OF CONSHOHOCKEN AUTHORITY BY THE BOROUGH PLUMBING INSPECTOR.
 BCA REPRESENTATIVE SHALL BE PRESENT FOR ALL SADDLE WORK EVEN IF A BOROUGH REPRESENTATIVE IS PRESENT.
 INSPECTION OF THE SEWER LATERAL BEYOND THE MAIN WILL BE PERFORMED BY THE BOROUGH PLUMBING INSPECTOR.



EASEMENT DETAIL
 NOT TO SCALE



EASEMENT DETAIL
 NOT TO SCALE



MANHOLE FLAT TOP SLAB DETAIL
 NOT TO SCALE

SANITARY SEWER MAINS SHALL CONSIST OF 8" SDR35 PVC MATERIAL. SANITARY SEWER LATERALS SHALL CONSIST OF 6" SDR35 PVC MATERIAL. SEWER LATERALS INSTALLED FOR FUTURE CONNECTIONS SHALL BE INSTALLED FOR A MINIMUM LENGTH OF 20 FT. FROM THE MAIN, CAPPED AND CLEARLY MARKED.

- 13) FOLLOWING COMPLETION OF THE INSTALLATION OF THE PROPOSED SANITARY SEWER MAIN, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AS-BUILT PLANS OF SAME TO THE BOROUGH OF CONSHOHOCKEN SEWER AUTHORITY.
- 14) THE PROPOSED SANITARY SEWER MAIN IS INTENDED TO BE DEDICATED TO AND OWNED BY THE BOROUGH OF CONSHOHOCKEN SEWER AUTHORITY.

REVISIONS		OTM LLC SURVEYING - LAND PLANNING & DESIGN SERVICES 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610 (484) 336-6454 www.otm-surveying.com	PROJECT NO. 19-002 SHEET 5 of 6
DRAWN BR GRAEGL, PLS 02/26/20	CHECK	SCALE 1"=20'	PROJECT NO. 19-002 SHEET 5 of 6

**SANITARY SEWER EXTENSION PLAN
 CONSTRUCTION DETAILS
 203 E. 12TH AVE SUBDIVISION**
Situate In:
 The Borough of Conshohocken
 Montgomery County, Pennsylvania



BOROUGH OF
CONSHOCKEN

HALLOWELL STREET

SITE

E. 11TH AVENUE

E. 12TH AVENUE



Scale: 1" = 60'



AERIAL VIEW PLAN
203 E. 12TH AVE SUBDIVISION

Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

OTM LLC

SURVEYING - LAND PLANNING
& DESIGN SERVICES

200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 834-4444 www.otmsurveying.com

© 2019 OTM, LLC

DRAWN
1/22/2019

CHECK

SCALE
1"=60'

PROJECT NO. 19-02
6/22/19 6 of 6

**EXHIBIT “B” to land development resolution
203 East 12th Avenue
(borough engineer review letter)**



May 1, 2019

File No. 19-03092

Stephanie Cecco, Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, PA 19428

Reference: 203 East 12th Avenue, LD 2019-02
TMP #05-00-11404-00-3
Application for Final Major Subdivision

Dear Ms. Cecco:

Pursuant to the Borough's request, Gilmore & Associates, Inc. has reviewed the Final Major Subdivision submission for the above-referenced project. Upon review we offer the following comments for consideration by the Conshohocken Borough Council:

I. Submission

- A. Plans, consisting of sheets 1 through 6 of 6, dated February 26, 2019 as prepared by OTM, LLC for 203 East 12th Avenue

II. Project Description

The subject property, Tax Map Parcel #05-00-11404-00-3, is situated in the BR-1 Borough Residential District One Zoning District on the southeast corner of East 12th Avenue and Hallowell Street. The site area is approximately 14,068 square feet (0.32 acres), including a 3,680 square foot area of the East 12th Avenue paper street defined in a Mutual Release Agreement dated December 19, 2018. The property currently contains a single-family detached dwelling with a detached garage, driveway, walkways, etc., which is serviced by public water and on-lot sewer.

The Applicant proposes to remove all existing structures and subdivide the property into three lots for future development as single-family detached dwellings. Lot 1 would have a lot area of 4,408 square feet with frontage along Hallowell Street and a 20 feet wide alley; Lot 2 would have a lot area of 4,048 square feet with frontage along Hallowell Street; and Lot 3 would have a lot area of 5,975 square feet with frontage along Hallowell Street and East 12th Avenue. The existing on-lot septic system is to be removed and an extension of the sanitary sewer main located within the East 12th Avenue right-of-way is proposed to provide public sewer to the proposed lots as well as TMPs 05-00-11408-00-8, 05-00-11412-00-4, and 05-00-11416-00-9. The proposed lots would also be served by public water. No other improvements are proposed.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Conshohocken Borough Zoning Ordinance to the Borough's Zoning Officer.

B. Subdivision and Land Development Ordinance

We offer the following comments with respect to Conshohocken Borough Subdivision and Land Development Ordinance:

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

1. §22-304.A(3) – The Existing Site Plan, Sheet 2, shall be revised to include the bearings for all lot lines of the subject parcel and paper street area defined in the Mutual Release Agreement. The length of the eastern property line shall be confirmed since the labeled length does not match the measured length.
2. §22-304.A(5) – The provided Sheet Reference on the Final Plan, Sheet 1, shall be revised to correlate with the sheet titles as indicated in the plan set.
3. §22-304.B(8) – Note 5 on the Final Plan, Sheet 1, shall be revised to also provide information related to the existing site conditions.
4. §22-306.A(1) - A waiver would be required from the requirement to show existing features within 100 feet of the subject property. We would support a partial waiver conditioned upon the Applicant revising the Existing Site Plan, Sheet 2, to show the existing pavement markings and landscaping along Hallowell Street, revising the Aerial Plan, Sheet 6, to include the current use and owner information for the adjacent properties, and providing any additional information our office deems necessary during the course of the review process.
5. §22-306.A(1)(h) – The location of all utilities servicing the existing dwelling shall be shown in the Existing Site Plan, Sheet 2. It shall be clarified if and when these existing utilities are to be removed.
6. §22-308.C – A waiver would be required to permit only one submission for Preliminary and Final approval.
7. §22-403.C– Residential streets shall have a minimum paved width of 30 feet. A waiver would be required to not improve East 12th Avenue as required.
8. §22-404 - Residential alleys are required to have a minimum paved width of 15 feet. Since it is unclear where the proposed driveway and other improvements will be constructed, we recommend construction related to this requirement be deferred until the time of development of Lot 1.
9. §22-405.1 & 2 – Sidewalk and concrete curbs are required along each side of every street. Since it is unclear where the proposed driveways and other improvements will be constructed, we recommend construction related this requirement be deferred until the time of development of each lot.
10. §22-408.B – Since the existing features would extend across the proposed property lines, the plans shall be revised to indicate that all existing structures and utilities to be removed shall be removed prior to recording.
11. §22-409 – Information shall be provided to show the proposed elevations and cover conditions where the existing features are to be removed.
12. §22-411 - While we defer review of the proposed sanitary sewer to the Conshohocken Borough Sewer Authority, we note that the proposed sanitary sewer main is not fully located within the proposed 20-foot wide easement and the main and/or easement area shall be revised such that the proposed sanitary main is located fully within the easement.
13. §22-417 – The Demolition and Sanitary Sewer Main Construction Plan, Sheet 3, shall be revised to address the following:
 - a. The limit of disturbance shall be clearly delineated on the plan. An associated area of disturbance shall be indicated.
 - b. Provide tree protective fencing around all existing vegetation located within the limits of disturbance that are to remain. A related detail shall be added to the plans.
 - c. The proposed silt sock shall be extended along the eastern property line to prevent sedimented runoff from the demolition.

14. §22-419 – Once the plans have been approved and all proposed monumentation has been set, a written certification, which has been signed and sealed by a professional land surveyor licensed in the Commonwealth of Pennsylvania, shall be provided confirming that the monumentation was set in accordance with the approved plan.
15. §22-421.4 – Street shade trees are required along all frontages, planted no more than 30 feet apart. Since it is unclear where the proposed driveways and other improvements will be constructed and whether any existing trees will be removed, we recommend installation of landscaping related to this requirement be deferred until the time of development of each lot.
16. §22-804 – The Applicant is required to dedicate ten percent (10%) of the total site area to the Borough for park or recreational use. Given the limited open space available on the site, we recommend the Applicant coordinate with the Borough Solicitor regarding a fee in lieu of providing park and recreational facilities.

C. General Comments

We offer the following general comments:

1. A list of requested waivers, including the hardship and minimum modification necessary for each requested waiver, shall be provided.
2. A copy of the property deed shall be provided to our office.
3. Legal descriptions for the proposed lots and easement shall be provided to our office for review.
4. We recommend Note 6 on the Final Plan be revised to indicate that: All improvements and construction standards required per the Subdivision and Land Development and Stormwater Management Ordinances are deferred until the time of building permit application for each lot. Plot plans shall be provided showing the proposed building, grading, stormwater management, erosion controls, utilities, landscaping, etc. The Applicant shall post financial security with the Borough and enter into Agreements deemed necessary by the Borough Solicitor before a building permit will be issued.
5. The plans shall include all proposed construction details in accordance with the Borough Standards, including a Gutter and Roadway Restoration detail and any associated with public improvements which are required prior to building permit applications for each lot.
6. The Applicant shall obtain all required approvals, permits, etc. (e.g. Fire Marshal, Conshohocken Borough Sewer Authority, MCPC, Montgomery County Office of Public Health, PADEP, Aqua, etc.). Copies of these approvals and permits shall be submitted to the Borough of Conshohocken and our office.

If you have any questions regarding the above, please contact this office.

Sincerely,



Karen M. MacNair, P.E.
Borough Engineer
Gilmore & Associates, Inc.

KMM/ve/sl

cc: Brittany Rogers, Executive Assistant
Ray Sokolowski, Executive Director of Operations and Building Code Official
Michael E. Peters, Esq., Borough Solicitor

**EXHIBIT “C” to land development resolution
203 East 12th Avenue
(borough zoning officer review letter)**



BOROUGH OF CONSHOHOCKEN

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Jane Flanagan, Vice-President
Robert Stokley, Senior Member
Anita Barton, Member
James Griffin, Member
Tina Sokolowski, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

Zoning Review: *203 East 12th Avenue: Final Plan Prepared by OTM, LLC, Dated 2/26/19*

Zoning District: Borough Residential - 1 Zoning District

Lot Size: 92' x 119.91'; 14, 257 square feet

Proposed Activity: Demolition of all structures on the lot; subdivision of the lot into three (3) building lots. Plans for individual dwellings on the lots to be submitted by the purchaser or owner of the lot. Sceptic system to be removed and all lots to be tied into public sewer

Date: April 17, 2019

Comments:

The nature of the proposed project, subdivision and sale of building lots, makes full review of the end product of the project for compliance with the Zoning Ordinance impossible.

Once building lots are sold, the projects will not meet the definition of "Land Development" and

will be subject only to the requirements of the Zoning Ordinance. Dwellings to be constructed on the lots will require individual review for compliance with the Ordinance. The comments which follow are observations only based on the "Site Plan" provided and do not constitute any

opinion that the dwelling units to be built on the individual lots are compliant with the Conshohocken Zoning Ordinance as Amended.

1. The Conshohocken 1989 Historic Survey estimates that the existing dwelling on this lot was built in 1950. Being over fifty (50) years old; subjects the subdivision project to Part 19 C of the Zoning Ordinance, which requires Conditional Use approval from Conshohocken Borough Council for demolition of the existing dwelling unit. A Conditional Use application has been submitted and is being scheduled for a hearing in May, 2019.
2. Both lot sizes and lot widths of the proposed subdivision are sufficient for the construction of single-family, detached dwellings on any of the lots. It should be noted that the size and width of Lot 3 would support the development of two (2) single-

family, semi-detached dwellings. Use of Lot 3 for such a purpose would require further subdivision, land development and zoning review.

3. Outlines for the structures on the individual lots are oriented towards Hallowell Street. Hallowell Street on this block has no established building line, therefore the twenty-five (25) foot front yard setback is compliant with the Zoning Ordinance.
4. The side and rear yard setbacks shown for the outlines of potential dwellings meet the requirements of the Zoning Ordinance.
5. There is no indication on the site plan related to off-street parking. Presumably, this issue will be addressed by individual property owners. A “possible driveway” is noted on the plan, behind the general outlines of the dwelling units. The “driveway” would be along the property line for 205 East 12th Avenue. Some type of separation should be required to separate a vehicular drive from the adjacent property, either through landscaping or fencing.
6. It should be noted that a driveway installed behind the dwelling units will affect the percentage of impervious coverage permitted on each of the lots.
7. Because there are no actual plans for construction of dwelling units as part of the submitted project, “built area” is not shown on the Zoning List on the Site Plan. The Developer is advised that plans for construction on individuals lots are required to show the actual percentages for built area and impervious coverage.

**EXHIBIT “D” to land development
resolution 203 East 12th Avenue
(MCPC review letter)**

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

May 3, 2019

Ms. Stephanie Cecco, Manager
Borough of Conshohocken
400 Fayette Street—Suite 200
Conshohocken, Pennsylvania 19428

Re: MCPC #19-0082-001
Plan Name: 203 East 12th Avenue
(3 lots comprising 0.32 acres)
Situate: East 12th Avenue (south)/east of Hallowell Street
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 3, 2019. We forward this letter as a report of our review.

BACKGROUND

The applicant, Ratoskey and Trainor, Inc. has submitted a land development plan which seeks preliminary plan approval for the demolition of an existing residential dwelling and the subdivision of a 0.32-acre parcel into three new lots for single-family detached dwellings. The submitted site plan does not propose the construction of the single-family dwellings at this time; however, the plan indicates residences are planned and the plan shows the arrangement of the driveways.

The subdivision is proposed for Tax Parcel #05-00-11404-00-3 which is located in the BR-1 Residential District One and is adjacent to the Borough's boundary with Whitemarsh Township.

The district's minimum lot size requirement is 4,000 square feet and the applicant proposes a 5,972-square foot lot and two 4,048-square foot lots. The submitted plan states in its compliance chart that it addresses all dimensional requirements for the subdivision. The plan notes indicate that the purchasers of the lots will be responsible for submission of site development plans and addressing all the land development requirements subject to the approval by the Borough.



CONSISTENCY WITH COUNTY & MUNICIPAL PLANS

The proposed plan is generally consistent with the County Comprehensive Plan, *MONTCO 2040*, which promotes reinvestment in the county's older boroughs with the appropriate scaled in-fill development and while leveraging existing infrastructure to support a mixed-use, walkable communities. The plan appears generally consistent with the Conshohocken Borough Comprehensive Plan Update, 2018 DRAFT which also supports infill development. It states that infill development proposals should be compatible with the existing community's residential character. We defer to the Borough to consider whether the proposed subdivision and the potential site development with the sale of the lots respect the existing community character of the neighborhood.

RECOMMENDATION

The Montgomery County Planning Commission generally supports this proposal, however in the course of our review we identified the requirement of addressing the Borough's BR-1 District requirements which prohibit front yard parking as an issue which should be considered in the proposed subdivision of this parcel.

COMMENTS

Lot Access and BR-1 District Requirements of 27-110.7.

An important consideration by the Borough in assessing this parcel's subdivision is how the future site development of the lots will address the BR-1 District's requirements of Section 27-110.7. This requires that "...no parking lots or required off-street parking spaces are permitted between the front wall of the principal structure and the curb of the street toward which that wall is oriented..." It further requires that where possible, "Doors to accessory structures, such as garages shall face alleys where possible." We recommend the Borough in its assessment consider a potential access easement and alley between the existing alley and 12th Street which could provide rear yard access for the future lots and address the BR-1 District requirements. This would provide the benefit of ensuring greater streetscape continuity and address the Borough's goals of creating a pedestrian-friendly environment along its streets. The applicant should demonstrate to the Borough that the site development of the lots in the future are feasible with respect to these zoning requirements.

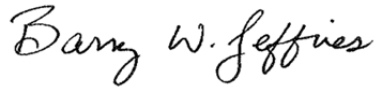
CONCLUSION

The Montgomery County Planning Commission generally supports the subdivision plan. We recommend the Borough address the issue discussed above to its satisfaction and ensure the proposed plan complies with your appropriate municipal land use regulations and other appropriate regulations prior to granting approval.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

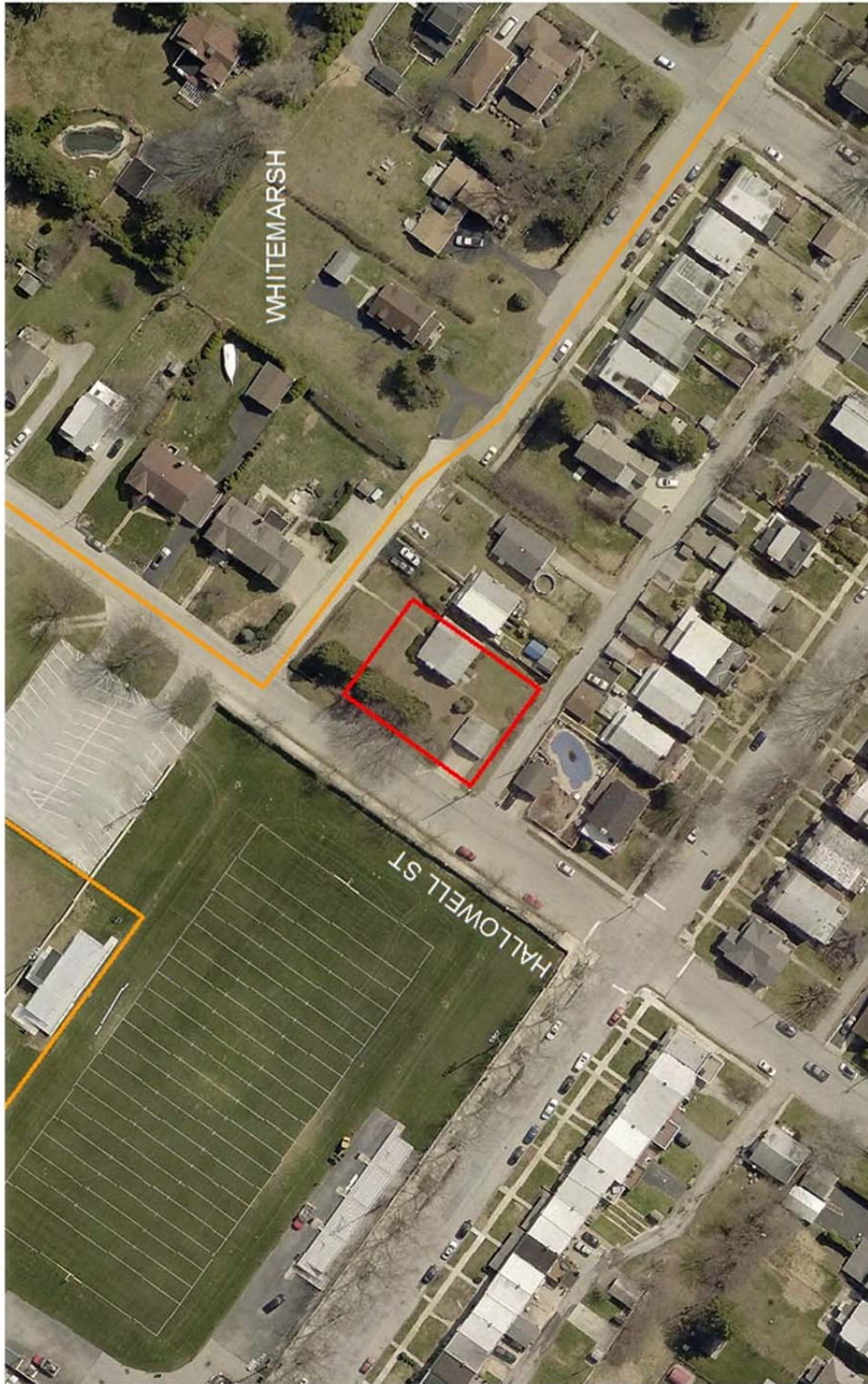
Sincerely,



Barry W. Jeffries, ASLA, Senior Design Planner
bjeffrie@montcopa.org - 610-278-3444

c: Ratoskey & Trainor, Inc., Applicant
Christine Stetler, Boro. Community Development/Zoning Officer
Karen MacNair, Boro. Engineer
Charles L. Guttenplan, ACIP, Director of Planning/Zoning, Whitemarsh Twp.

Attachments: Aerial of Site
Site Plan



203 East 12th Avenue
190082001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19384-0311
(P) 610.275.3722 • (F) 610.275.3941
www.montcopa.org/planning
Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission

PLAN LEGEND

— WATER MAIN LINE
— OVERHEAD UTILITIES AND UTILITY POLE
— EXISTING UNDERGROUND LINE
— EXISTING TREE
— NEW FEATURE TO BE INSTALLED

NOTICE TO CONTRACTOR

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STRUCTURES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE REMOVED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED BY THE WORK TO ORIGINAL OR BETTER CONDITION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE NEIGHBORHOOD WATCH GROUP OF ANY SCHEDULED WORK ACTIVITIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STRUCTURES.

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12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE NEIGHBORHOOD WATCH GROUP OF ANY SCHEDULED WORK ACTIVITIES.

OTM LLC

203 E. 12TH AVENUE
SUBDIVISION

Sitrato Jr.
The Borough of Conchochocoon
Monroeville County, Pennsylvania

OTM LLC
203 E. 12TH AVENUE
MONROEVILLE COUNTY, PA 15146
TEL: 717.538.8888
WWW.OTMLLC.COM

DATE: 05/03/2019
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

REVISIONS

NO. 1	ISSUED FOR PERMIT
NO. 2	REVISED PER PERMIT COMMENTS
NO. 3	REVISED PER PERMIT COMMENTS
NO. 4	REVISED PER PERMIT COMMENTS
NO. 5	REVISED PER PERMIT COMMENTS
NO. 6	REVISED PER PERMIT COMMENTS
NO. 7	REVISED PER PERMIT COMMENTS
NO. 8	REVISED PER PERMIT COMMENTS
NO. 9	REVISED PER PERMIT COMMENTS
NO. 10	REVISED PER PERMIT COMMENTS

APPROVED BY THE BOROUGHS ENGINEER

DATE: 05/03/2019

APPROVED BY THE CONSTRUCTION BOROUGHS ENGINEER

DATE: 05/03/2019

APPROVED BY THE CONSTRUCTION BOROUGHS ENGINEER

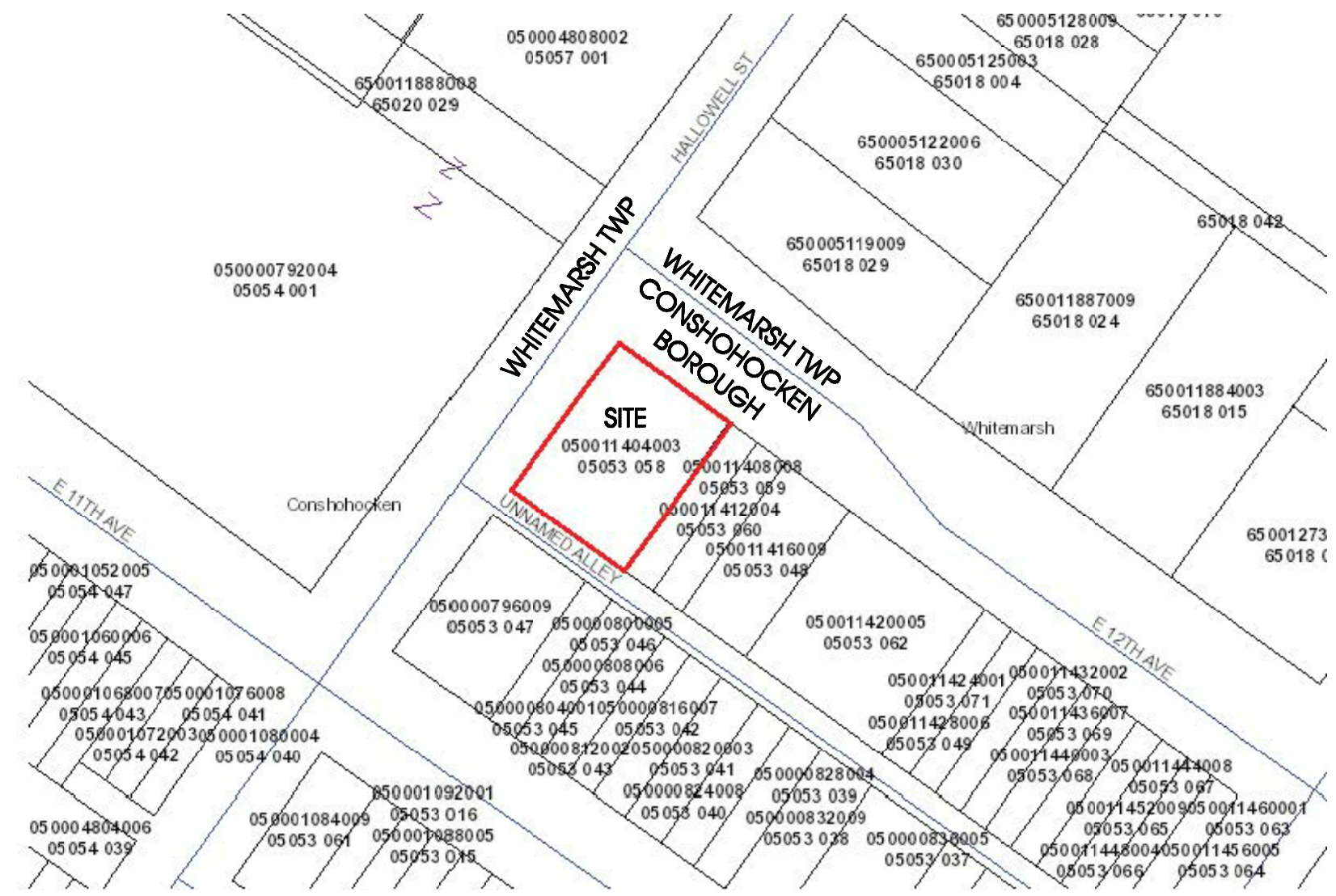
DATE: 05/03/2019

RECEIVED

DATE: 05/03/2019

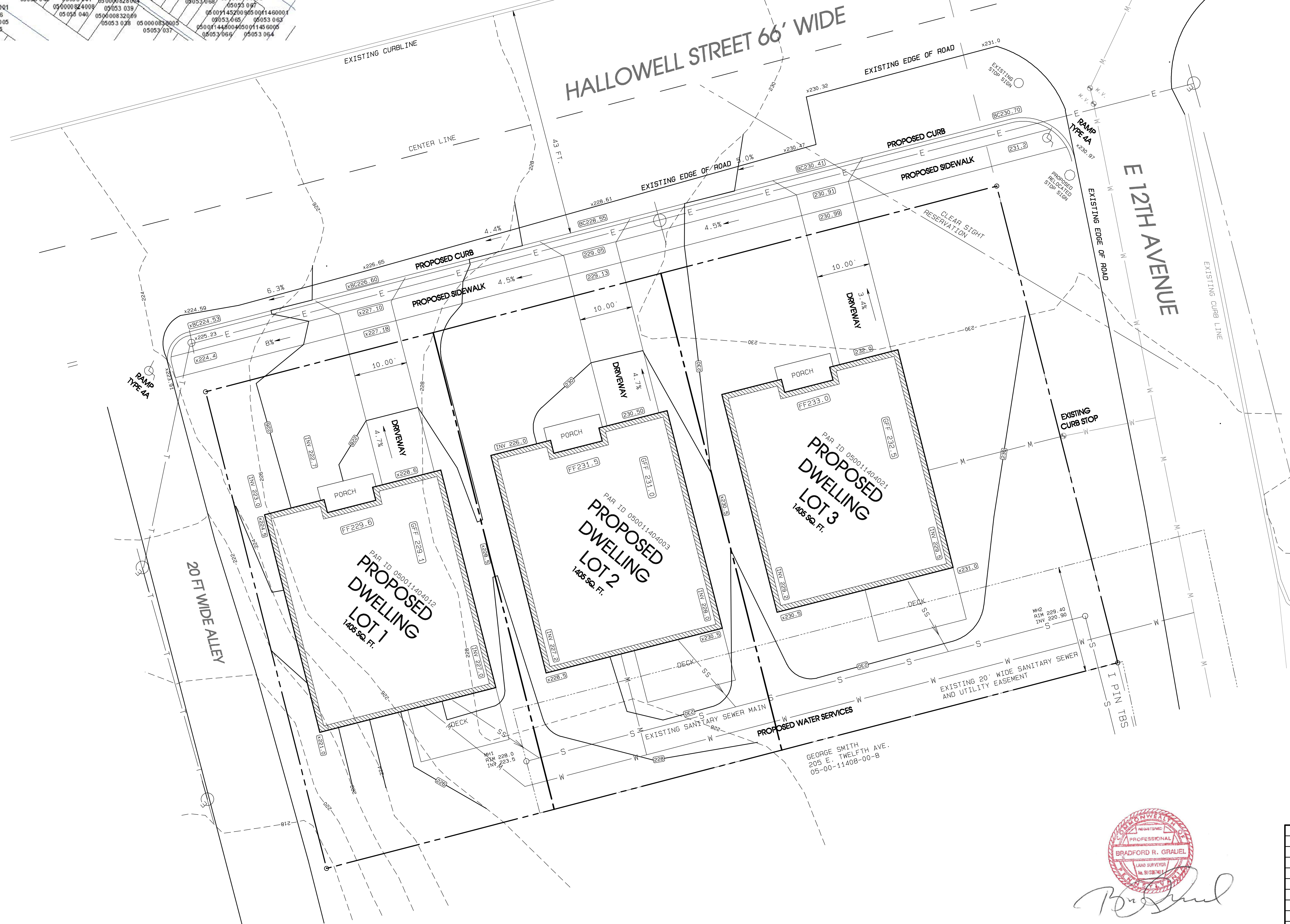
BY: [Signature]

FOR THE BOROUGHS ENGINEER



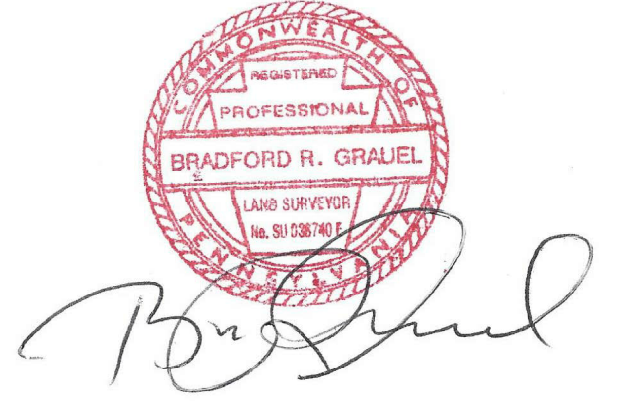
Scale: 1" = 10'

LOCATION MAP



- 1) RECORD OWNER AND APPLICANT
RATOSKEY AND TRAINOR, INC.
MR. ROBERT RATOSKEY, PRESIDENT
3201 POTSHOP ROAD
EAST NORRITON, PA. 19403
(610) 272-2433
- 2) SOURCE OF TITLE
GRANTOR: MONICA WIGGINS, GUARDIAN OF MADALINE PSCULKOWSK
AND INCAPACITATED PERSON
GRANTEE: RATOSKEY AND TRAINOR, INC.
DEED DATED NOVEMBER 9, 2017
DEED BOOK 6068, PAGE 2005
MONTGOMERY COUNTY RECORDS
PARCEL ID NO. 05-00-11404-00-3
SITE ADDRESS: 203 E. 12TH AVENUE
- 3) EXISTING SITE USE: SINGLE FAMILY DETACHED RESIDENTIAL DWELLING
UTILIZING PUBLIC WATER AND ON-LOT SEWAGE DISPOSAL FACILITIES.
- 4) PROPOSED SITE USE: CONSTRUCTION OF THREE SINGLE FAMILY
DETACHED RESIDENTIAL DWELLINGS UTILIZING PUBLIC SEWER AND PUBLIC
WATER FACILITIES
- 5) CURRENT SITE ZONING: BR-1 BOROUGH RESIDENTIAL DISTRICT ONE.
MINIMUM LOT SIZE REQUIRED: 4,000 SF
EXISTING: LOT 1, 4,048 SF; LOT 2, 4,048 SF; LOT 3, 5,972 SF
MINIMUM LOT WIDTH REQUIRED: 40 FT.
EXISTING: LOT 1, 44.00 FT; LOT 2, 44.00 FT; LOT 3, 64.91 FT
MIN REQUIRED FRONT YARD SETBACK: 25 FT. (EXISTING 60.8 FT)
PROPOSED: ALL LOTS 25 FT.
MIN REQUIRED SIDE YARD SETBACK: 5 FT.
PROPOSED: ALL LOTS 5 FT.
MIN REQUIRED REAR YARD SETBACK: 25 FT.
PROPOSED: ALL LOTS 25 FT.
MAX PERMITTED IMPERVIOUS COVERAGE: 60%
PROPOSED:
LOT 1: DWELLING: 1405 SF. DRIVEWAY/PORCH: 300 SF (42%)
LOT 2: DWELLING: 1405 SF. DRIVEWAY/PORCH: 300 SF (42%)
LOT 3: DWELLING: 1405 SF. DRIVEWAY/PORCH: 300 SF (28%)
MAX PERMITTED BUILDING HEIGHT: 35 FT. (EXISTING 35 FT. OR LESS)
PROPOSED: ALL LOTS 35 FT. OR LESS
MINIMUM REQUIRED BUILDING WIDTH: 20 FT.
PROPOSED: ALL LOTS 34 FT.
- 6) SURVEY DATUM: HORIZONTAL: PA. STATE PLANE, SOUTH ZONE
COORDINATE SYSTEM VERTICAL: PUBLISHED NAVD88 DATUM
- 7) APPROVED PLAN REFERENCE:
203 E. 12TH AVENUE SUBDIVISION RECORDED ON
10/18/19 AS PLAN BOOK 52, PAGE 270 IN THE OFFICE
OF THE RECORDER OF DEEDS FOR MONTGOMERY CO.
PENNSYLVANIA
- 8) ZONING RELIEF
RELIEF FROM SECTION 21-1007.1 TO PERMIT PARKING BETWEEN THE
FRONT WALL OF A STRUCTURE AND THE CURB LINE OF A PUBLIC
STREET

ZONING PRESENTATION PLAN
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Consihocken
Montgomery County, Pennsylvania



REVISIONS	DATE	BY	DESCRIPTION

OTM LLC
 SURVEYING - LAND PLANNING
 & DESIGN SERVICES
 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
 (484) 336-6454

DRAWN BY: GRAUEL, PLS 02/16/21
CHECK
SCALE 1" = 10'
PROJECT NO. 20-133
SHEET 2 OF 5

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BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Member
Anita Barton, Member
James Griffin, Member
Jane Flanagan, Member
Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

ZONING NOTICE

MARCH 15th, 2021 ZONING HEARING BOARD MEETING TO OCCUR VIA REMOTE MEANS

ZONING HEARING Z-2021-03

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on March 15th, 2021 at 7:00 p.m. prevailing time via remote means. The public is encouraged to participate as set forth below.

This meeting will be held using a Go-To-Meeting Platform. To the extent possible, members of Conshohocken Zoning Hearing Board and Borough staff/professionals will participate via both video and audio. (INSTRUCTIONS ON SECOND PAGE)

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following request.

PETITIONER: New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility
C/O Alyson J. Frtizges, Esq.
717 Constitution Dr. Suite 201, Exton, PA 19341

PREMISES INVOLVED: Public Right-of-Way adjacent to 139 W. 3rd Ave.
Conshohocken, PA 19428
BR-1 - Borough Residential 1

OWNER OF RECORD: PECO Energy
2301 Market Street, Philadelphia, PA 19163

The Petitioner is requesting a variance from Borough Zoning Code Sections Part 10, 27-814(5), and 27-814(6)(A)(1, 3, 4, and 5) to permit a utility pole mounted telecommunications facility within the public right-of-way in the BR-1 zoning district.

Persons who wish to become parties to the application must notify the Borough of their intent to ask for party status at least five (5) days prior to the scheduled hearing by emailing the attached entry of appearance form to zoning@conshohockenpa.gov. Said persons must be available to participate in the zoning hearing on the scheduled date and time. It is noted that submitting the attached entry of appearance form does not guarantee that you will be granted party status. The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person "affected" by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Member
Anita Barton, Member
James Griffin, Member
Jane Flanagan, Member
Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

ZONING HEARING REMOTE SESSION ACCESS INSTRUCTIONS

The public is encouraged to participate as follows:

Audio Feed Participation: You may dial-in to access the audio feed of the meeting. All participants (whether listening or providing comments) must use this method of audio participation, even those using Go-To-Meeting to access the video feed. To access audio, please use the below number and access code/ password information.

We ask that you please always keep your phones on mute, unless giving a public comment as set forth in the Public Comment section below.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/972846509>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

Access Code: 972-846-509

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/972846509>

If you have already downloaded the Go-To-Meeting application, the link will redirect you to the application itself. Please follow the instructions.

It is recommended that you download the application in advance of the meeting time. If you attempt to sign in prior to the start of the meeting, the Go-To-Meeting application will inform you that the meeting has not started. Please close the application and log back in at the time of the meeting (7:00 PM).

Public Comment: There will be a designated time on the agenda for public comment. Those with public comment shall state their name and address. Prior to the start of the meeting, you may submit written comments by e-mailing them to Bmyrsiades@conshohockenpa.gov. Similarly, during the meeting, you may submit written comments by e-mailing them to bmyrsiades@conshohockenpa.gov.

Public comments submitted in this manner will be read by a member of Borough Administration during the public comment period. Because the actual time of the public comment period is determined by the pace of the meeting, please submit all comments as soon as possible, whether before or during the meeting. Written comments shall include the submitting person's name, address, and property in question.

The Conshohocken Zoning Hearing Board thanks you in advance for your cooperation during the remote meeting. If you encounter problems participating during the meeting, or have questions regarding the above prior to the meeting, please contact the Borough at bmyrsiades@conshohockenpa.gov.



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Member
Anita Barton, Member
James Griffin, Member
Jane Flanagan, Member
Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

The Borough of Conshohocken Zoning Hearing Board Entry of Appearance as a Party

I/We _____

Request to be granted party status in Application Z-2021-03.

Applicant: New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility – W. 3rd Ave Public Right-of-Way

Please print name and address below:

Please Sign Below:

Please return form via mail or e-mail to the below:
(Entry must be received no later than March 10th, 2021)

MAIL:

Borough of Conshohocken
Attn: Bobbi Jo Myrsiades
400 Fayette St. – Suite 200
Conshohocken, PA 19428

E-MAIL:

zoning@conshohockenpa.gov



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Senior Member
Anita Barton, Member
James Griffin, Member
Jane Flanagan, Member
Karen Tutino, Member

MEMORANDUM

Stephanie Cecco
Borough Manager

Date: February 25, 2021

To: Stephanie Cecco, Brittany Rogers

From: Eric P. Johnson, PE

Re: W. 3rd Ave Right-of-Way - Adjacent 139 W. 3rd Ave
New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility
Zoning Determination

History of the Site:

The site is an existing 35-foot-high wooden utility pole located along the southern side of the W. 3rd Ave public right-of-way adjacent to 139 W. 3rd Ave and in the Borough Residential 1 (BR-1) Zoning District. The pole is owned by PECO and carries both electrical distribution and telecommunication lines, along with a cobra head style streetlight.

Current Request:

The Applicant has an attachment agreement with PECO and proposes to replace the existing utility pole with a 43-foot-tall wood pole and install wireless antenna on top of the pole for a total height of 45.5 feet. The radio equipment associated with the antenna will be housed within a concealing equipment shroud at a height of approximately 12' above the ground. The cobra style streetlight will be installed at a height of 25 feet, matching the existing streetlight. The applicant has indicated the new wireless antenna is needed to enhance wireless telecommunications services and address capacity issues within the Borough.

Zoning Determination:

Per §27-814.5, wireless communication facilities utilizing stealth design are permitted by right in the BC, LI, SP-1, SP-2, and SP-3 zoning districts; and by conditional use in the LI, SP-1, SP-2, and SP-3 zoning districts. The proposed wireless communication facility is located in the BR-1 zoning district and would require a variance.

Per §27-814.6.A(1), telecommunications towers may not be located closer than 500 feet to any residential zone. Antennas located on preexisting buildings or structures are exempt from this requirement. The proposed taller utility pole is considered a new structure that is being installed to serve as a telecommunication tower and will be located in the BR-1 residential district. Therefore, a variance would be required.

Per §27-814.6.A(3), a fall zone shall be established such that the tower is setback 100% of the height of the tower from any adjoining lot line or non-appurtenant building. The new utility pole and antenna will have a combined height of 45.5 feet and is located less than 45.5 feet from adjoining lot lines or non-appurtenant building. Therefore, a variance would be required.

Per §27-814.6.A(4), towers shall be enclosed by security fencing not less than eight feet in height. Towers shall also be equipped with appropriate anti-climbing measures. Fences are not usually required around a utility pole; however, the proposal to use the subject utility pole as a telecommunication tower triggers the requirement for fencing. Therefore, a variance would be required.

Per §27-814.6.A(5), telecommunication towers shall be landscaped with a buffer of plant materials that effectively screens the view of the tower from properties used for residences or any other area frequented by the public. Landscaping is not usually required around a utility pole; however, the proposal to use the subject utility pole as a telecommunication tower triggers the requirement for landscaping. Therefore, a variance would be required.

Per Part 10 - BR-1 - Borough Residential District 1, wireless communication facilities and telecommunication towers are not a permitted use. The applicant is seeking a variance to permit a wireless communication facility on a telecommunication tower in the BR-1 zoning district in connection with requested variance from 27-814.5 as outlined above.

Per §27-814.7, all Applicants seeking approval for a wireless communication facility shall demonstrate a good faith effort to collocate with other carriers as outlined by the code. The applicant will need to provide documentation that a good faith effort to collocate has been made.

Per §27-814.9.A, a Comprehensive Service Plan is required providing evidence that any proposed location of wireless telecommunications antennas and any supporting tower has been planned to result in the fewest number of towers within the Borough of Conshohocken at the time full service is provided by the applicant throughout the municipality. The plan shall indicate how the applicant proposes to provide full service throughout the municipality and, to the greatest extent possible, said service plan shall also indicate how the applicant's plan is coordinated with the needs of all other providers of telecommunication services within the Borough of Conshohocken.

Per §27-814.9.I, a notarized statement by the Applicant as to whether construction of the tower will accommodate collocation of additional antennas for future users is required.

Per §27-814.9.K, a letter of commitment to lease excess space to other potential users at prevailing market rates and conditions in a form suitable for recording with the County Clerk is required prior to the issuance of any permit.

Per §27-814.3.C, the requirements of §27-814 govern antennas that are installed at a height in excess of the height limitations specified for each zoning district.

**BEFORE THE ZONING HEARING BOARD OF
CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY,
PENNSYLVANIA**

**IN RE: APPLICATION OF NEW CINGULAR WIRELESS PCS, LLC
 d/b/a AT&T MOBILITY
 CON01_003
 Small Cell Application for Utility Pole in
 Public ROW Near 139 W. 3rd Avenue**

Hearing Date: March 15, 2021

APPLICANT'S EXHIBITS

A-1	Application of New Cingular Wireless PCS, LLC d/b/a AT&T Mobility to the Conshohocken Zoning Hearing Board
A-2	Pole Attachment Agreement between PECO Energy and New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility (<i>Redacted as to Financial Terms</i>) and Permit for Joint Use of PECO Energy Facilities
A-3	Curriculum Vitae of Shaun Paul
A-4	FCC License
A-5	Radio Frequency Design Report prepared by RF Services, Inc. dated February 25, 2021
A-6	Propagation Maps
A-7	FCC Compliance Analysis prepared by dBm Engineering dated February 25, 2021
A-8	Letter on FCC Compliance and Non-Interference prepared by RF Services, Inc. dated February 25, 2021
A-9	Site Plan prepared by Jacobs Engineering Group dated November 12, 2018 and last revised August 21, 2020
A-10	Photographs of Similar Poles within the Borough

Alyson J. Fritzges, Esquire
alysonf@rrhc.com
Extension: 234



February 16, 2021

VIA UPS OVERNIGHT MAIL

Stephanie Cecco, Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, PA 19428

**RE: New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility
Zoning Hearing Board Application
Concerning AT&T Small Cell Facility within Public ROW near
139 W. 3rd Avenue, Conshohocken**

Dear Ms. Cecco:

There is a need to enhance wireless telecommunications services and address capacity issues within the Borough of Conshohocken. Toward that end, Applicant New Cingular Wireless PCS, LLC d/b/a AT&T Mobility ("AT&T") proposes the installation of a new telecommunications facility within the public right-of-way near 139 W. 3rd Avenue which is zoned BR-1.

AT&T proposes a replacement light pole consisting of a 43-foot wooden pole, light fixture at 25', with a small, coffee can-style antenna on top of the replacement pole for an overall height of 45'-6". The radio equipment necessary to operate the AT&T antenna will also be placed on the replacement light pole housed within a concealing equipment shroud, at a height of approximately 12' above the ground, such that no equipment will be placed on the ground and cable routed within the pole.

Enclosed are the following in support of this Application:

1. Original and one (1) copy of the completed Zoning Hearing Board Application with Addendum "A";
2. Pole Attachment Agreement between PECO Energy and New Cingular Wireless PCS LLC d/b/a AT&T Mobility (redacted as to financial information);
3. Two sets of site plans prepared by Jacobs Engineering Group, Inc. dated November 12, 2018 and last revised August 21, 2020;

Stephanie Cecco, Borough Manager
Borough of Conshohocken
February 16, 2021
Page 2 of 2

4. One (1) flash drive containing all documents included with this submission;
5. One (1) check in the amount of \$500.00 made payable to the Borough of Conshohocken representing the application fee.

Applicant will present additional documentation and testimony in support of the application at the hearing.

Please advise whether the Applicant is responsible for handling public notice and/or posting of the property or whether the Borough will assume that responsibility. Unless I hear differently, I will assume the Borough handles all notice requirements.

Kindly advise when this application will be heard before the Zoning Hearing Board. Also, please let me know if any other Boards or Committees will review the application, as we would like the opportunity to attend and present the merits.

Thank you very much for your assistance in this matter. If you have any additional questions or need further documentation, please feel free to give me a call.

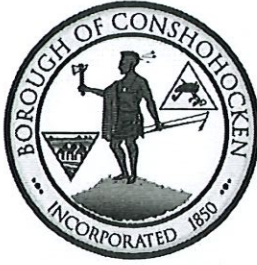
Very truly yours,

Alyson J. Fritzges

ALYSON J. FRITZGES

AJF/kw
Enclosures

cc: Samantha Berman (via email only, w/encl.)



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2021-03
Date Submitted: 2-17-21
Date Received: 2-17-21

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

Part 10 and Section 27-814

3. Address of the property, which is the subject of the application:

Public Right-of-Way near 139 W. 3rd Ave.

4. Applicant's Name: New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility

Address: c/o Alyson J. Fritzges, Esq. 717 Constitution Drive, Suite 201, Exton, PA 19341

Phone Number (daytime): 610-458-4400

E-mail Address: Alysonf@rrhc.com

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: PECO Energy

Address: 2301 Market Street, Philadelphia, PA 19163

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: N/A Zoning District: BR-1

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

None that applicant is aware of.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

Public R-O-W with existing PECO utility pole. See enclosed plans for details of existing structure.

10. Please describe the proposed use of the property.

See attached Addendum "A".

11. Please describe proposal and improvements to the property in detail.

See attached Addendum "A"

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

See attached Addendum "A".

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: _____

See attached Addendum "A"

b. How the Zoning Ordinance unreasonably restricts development of the property:

See attached Addendum "A"

c. How the proposal is consistent with the character of the surrounding neighborhood. _____

See attached Addendum "A"

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

See attached Addendum "A"

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

c. Please describe in detail the reasons why the requested relief should be granted.

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Alyson J. Fritzges, Esquire, Riley Riper Hollin & Colagreco

b. Address: 717 Constitution Drive, Suite 201, Exton, PA 19341

c. Phone Number: 610-458-4400

d. E-mail Address: Alysonf@rrhc.com



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Alyson J. Fritzges
Alyson J. Fritzges, Esquire, Attorney for Applicant

Applicant

See enclosed Pole Attachment Agreement

Legal Owner

2/12/21

Date

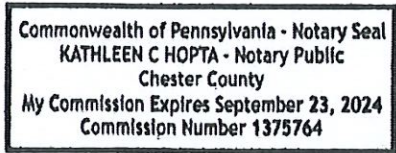
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY *Chester*

As subscribed and sworn to before me this 12th day of February, 2021.

Kathleen C. Hopta
Notary Public

(Seal)



**BEFORE THE ZONING HEARING BOARD
OF THE BOROUGH OF CONSHOHOCKEN**

**IN RE: ZHB APPLICATION OF
NEW CINGULAR WIRELESS PCS, LLC, d/b/a AT&T MOBILITY
Replacement Light Pole in Public Right-of-Way Near 139 W. 3rd Avenue**

ADDENDUM "A" TO ZONING HEARING BOARD APPLICATION

I. BACKGROUND

There is a need to enhance wireless telecommunications services and address capacity issues within the Borough of Conshohocken. Toward that end, Applicant New Cingular Wireless PCS, LLC d/b/a AT&T Mobility ("AT&T") proposes the installation of a new telecommunications facility within the public right-of-way near 139 W. 3rd Avenue and zoned BR-1.

AT&T proposes a replacement light pole consisting of a 43-foot wooden pole, light fixture at 25', with a small, coffee can-style antenna on top of the replacement pole for an overall height of 45'-6". The radio equipment necessary to operate the AT&T antenna will also be placed on the replacement light pole housed within a concealing equipment shroud, at a height of approximately 12' above the ground, such that no equipment will be placed on the ground and cable routed within the pole.

II. REQUEST FOR APPROVAL

1. AT&T requests a variance from Part 10, Section 27-814(5) and, to the extent necessary, Section 27(6)(A)(1) of the Conshohocken Borough Zoning Ordinance to allow for the replacement light pole in the public right-of-way near 139 W. 3rd Avenue in the BR-1 District.
2. To the extent necessary, AT&T requests a variance from Section 27-814(6)(A)(3) to allow the replacement light pole to be within 46 ft. of nearest property lines and/or buildings.
3. To the extent necessary, AT&T requests a variance from Section 27-814(6)(A)(4) and Section 27-814(6)(A)(5) to eliminate fencing and screening requirements. Fencing is not practicable or needed to ensure the safety and security of the light pole installation and landscaping is unnecessary to protect and maintain aesthetics.
4. Applicant also applies for such other interpretations and/or waivers as may ultimately be required.

III. REASONS WHY APPLICATION SHOULD BE GRANTED

The proposed use is suitable for the location, is in the best interests of the community, and is consistent with the general criteria established by the Conshohocken Borough Zoning Code. As such, the requested relief should be granted for the following reasons:

1. Grant of variance relief is appropriate being that the proposed facility is replacing an existing light pole with a new light pole. The telecommunications use fits with the intent of the provisions for the zoning district, will have no adverse impact on traffic generation and congestion, noise, smoke, dust, fumes, vapors, gases, heat, odor, glare, vibration, or other nuisances, external storage, solid waste disposal, sewer or water facilities.
2. The proposed facility is necessary in order for AT&T to provide telecommunications service in accordance with their respective Federal Communications Commission licenses and the Telecommunications Act of 1996.
3. The replacement pole establishing a telecommunications facility is a passive communications use, and is suitable and appropriate for placement at the proposed location. The proposed use is consistent with the spirit, purpose and intent of the Borough Code.
4. The proposed use will not substantially injure or detract from the use of neighboring properties or from the character of the neighborhood and the use of the properties adjacent to the light pole will be adequately safeguarded.
5. The proposed use will serve the best interest of the Borough, the convenience of the community, and the public welfare by making wireless telecommunications service available.
6. The proposed use will be entirely consistent with the logical, efficient and economical extension of public services and facilities within the Borough, including police and fire protection.
7. The proposed use will be designed in accordance with all applicable safety and industry standards, and will not endanger the safety of persons or property.
8. The proposed use will not over-crowd the land or create an undue concentration of population.
9. The proposed use will not impair an adequate supply of light and air to adjacent property.
10. The proposed use will be fully automated and unattended on a daily basis and will be visited only for periodic maintenance or emergency repair.
11. The proposed use will not adversely affect transportation or unduly burden public facilities.
12. The relief, if authorized, will represent the minimum relief necessary in order for AT&T to modernize its telecommunications network. The height of the telecommunications support structure is the minimum height necessary to perform its function and achieve such design objectives.

13. The telecommunications facility complies with all applicable standards established by the Federal Communications Commission.

14. The telecommunications facility shall not cause radio frequency interference with other communications facilities located in the Borough.

15. AT&T is licensed by the Federal Communications Commission to operate the telecommunications facility.

16. The telecommunications facility shall comply with all applicable Federal Aviation Administration and Commonwealth Bureau of Aviation Regulations.

17. The surrounding neighborhood will not be subjected to objectionable noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dust, dirt, gases or radioactive or electrical disturbances by the proposed use or change. No signs will be mounted on the telecommunications facility.

18. The telecommunications facility will be maintained in a safe manner in accordance with the requirements of the Borough's Building Code.

For all of the reasons stated above, Applicant requests **variance** relief and any other waivers/interpretations the Zoning Hearing Board deems appropriate.

Detailed Plans of the proposed use have been submitted to the Borough, to be incorporated by reference herein, for consideration before the Zoning Hearing Board.

Respectfully submitted,

RILEY RIPER HOLLIN & COLAGRECO

Alyson J. Fritzges

By: _____

Alyson J. Fritzges, Esquire
Attorney for Applicant
New Cingular Wireless PCS, LLC, d/b/a
AT&T Mobility

Date: February 16, 2021

POLE ATTACHMENT AGREEMENT

DISTRIBUTION INFRASTRUCTURE

Between

PECO Energy Company

And

New Cingular Wireless PCS, LLC

A Delaware limited liability company

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POLE ATTACHMENT AGREEMENT

THIS POLE ATTACHMENT AGREEMENT (this "Agreement") is made as of this 22nd day of June 2018, by and between PECO Energy Company, a Pennsylvania corporation ("PECO") and New Cingular Wireless, PSC, LLC ("Licensee", which term shall include its wholly-owned subsidiaries).

In consideration of the mutual covenants, terms and conditions contained, and intending to be legally bound, the parties agree as follows:

1.0 PURPOSE AND CONSTRUCTION OF AGREEMENT.

1.1. Licensee desires to locate certain of its network facilities on electrical distribution poles that are owned by PECO.

1.2. PECO owns valuable pole plant that it acquired, constructed and maintains at considerable cost and expense. The parties agree that it would serve their mutual economic and other interest of Licensee, under the conditions set forth herein and to the extent it may lawfully do so, to attach its antennae, support mounts and structures, fiber optic cable, cable equipment, microcell and all approved accessories (collectively, the "Equipment") to PECO's poles. PECO will permit the placement of Licensee's Equipment to certain of such electrical distribution poles, provided (a) PECO receives appropriate compensation as set forth in this Agreement. (b) PECO is protected from all liability that may result from Licensee's use of such Equipment or PECO Poles (except as otherwise provided herein), and (c) such Equipment does not materially interfere with PECO's own service and operating requirements, including considerations of safety, reliability, and engineering. The permission to use PECO Poles being granted by PECO to Licensee hereunder shall be subject and subordinate in all respects to PECO's service and operating requirements.

1.3. This Agreement is not intended, and shall not be construed, to authorize any action by Licensee that would adversely affect the equality or reliability of the service provided by PECO. Nor shall it be construed so as to preclude PECO from taking any action that it considers reasonably necessary or appropriate to maintain the reliability or quality of such service or to insure the safety of its employees, its customers, or the public.

1.4. Through this Agreement, PECO intends to give Licensee and Licensee intends to receive a license to use particular PECO Poles for Licensee's Equipment only in the manner and solely for the purposes set forth herein. No leasehold or easement rights and no interest in real estate or other interest in property is granted or intended to be granted by this Agreement. No use, however extended, of PECO Poles under this Agreement shall create or vest in Licensee any ownership or property rights in PECO Poles.

1.5. Licensee acknowledges that this Agreement was negotiated between PECO and Licensee, that Licensee has had an adequate opportunity to review the Agreement, that it has made an independent assessment of the business risks and benefits of entering into this Agreement, and that based on this evaluation, Licensee desires to enter into this Agreement.

1.6. The laws of the Commonwealth of Pennsylvania, without regard to its conflict of law principles, shall govern the construction of this Agreement.

2.0 DEFINITIONS.

2.1. "Application" means the Application for Joint Use of PECO Facilities in the form attached hereto as Exhibit "A" submitted by Licensee to obtain permission from PECO for the placement, Modification or removal of any of Licensee's Equipment on or from PECO Poles.

2.2. "Attachment" or "Attachments" means one or more items of Licensee's Equipment that is used by Licensee in providing wireline, wires telecommunications or cable television service and that is placed on PECO Poles pursuant to this Agreement.

2.3. "Wire" means a single aerial cable or wire or fiber optic strand used by Licensee to provide Licensee Service and any hardware or equipment mounted therein, including without limitation cable amplifiers and splice boxes, that are owned by Licensee and attached to PECO Poles pursuant to this Agreement. Wire is "placed on" or "attached to" a PECO Pole if any portion of it is physically located on the PECO Pole. Licensee shall provide a detailed description of Licensee's Cable in its Application.

2.4. "PECO Pole" or "Pole" means an electrical distribution pole, the highest energized voltage of which is 69 kilo-volts owned by PECO.

2.5. "Cost" or "Costs" means PECO'S fully-allocated costs, including without limitation all direct and indirect costs for labor, time, services, material, contractors and related engineering and administrative expense, as determined by PECO in accordance with its standard and applicable engineering, construction, accounting and billing practices and procedures.

2.6. "Effective Date" means the date of this Agreement.

2.7. "Equipment" means Licensee's antennae, support mounts and structures, fiber optic cable, cable equipment, microcell or other wireless equipment and all approved accessories that are used by Licensee in providing wireline or wireless telecommunications service. Licensee shall provide a detailed description in its Application of such Equipment and the number of proposed Attachments to PECO Poles. An Attachment is "placed on" or is "attached to" a PECO Pole if it is physically located on the pole.

2.8. "Environmental Laws" means all federal, state and local statutes, and all regulations or ordinances of any federal, state, county or local regulatory agency, relating to the protection of health, safety or the environment including, without limitation, the Clean Air Act, the Water Pollution Control Act, the Resource Conservation and Liability Act, the Toxic Substance Control Act, all statutes, rules and regulations applicable to wetlands and all similar state and local laws now or hereinafter enacted or amended.

2.9. "Facility" means and item of Equipment that is attached to PECO Poles. The term "facility" shall include any Modification approved by PECO in accordance with this Agreement.

2.10. "Hazardous Materials" means any waste, pollutant, toxic substance or hazardous substance, contaminant or material regulated by any Environmental Laws including, without limitation, petroleum or petroleum-based substances or wastes, asbestos and polychlorinated biphenyls.

2.11. "Licensee Service" means the wireline, wireless telecommunications or cable television services provided or intended to be provided by Licensee to its customers using its Equipment.

2.12. "Make Ready" is the replacements, changes and rearrangements, if any, to the facilities, equipment or plant of PECO and the facilities of other users and all related engineering and administrative work necessary to accommodate the attachment of Licensee's Equipment, or its proposed Modifications.

2.13. "Marked-Up Application" means the Application as reviewed and completed by PECO to identify any Make Ready or installation work, the estimated Cost thereof and any special conditions governing placement, Modification or removal of any Equipment on or from PECO Poles, Each Marked-Up Application shall constitute a billing for the estimated cost of any Make Ready or installation work described therein. The actual cost of such Make Ready or installation work, if different from the estimate, may be "trued up" as set forth in Article 7.1.

2.14. "Notice of Removal" shall have the meaning described in Section 9.1.

2.15. "Wireless" means the antenna, coax, support mounts and structures used by Licensee to provide wireless Licensee Service and any hardware or equipment mounted thereon, that are owned by Licensee and attached to PECO poles pursuant to this Agreement.

2.16. "Modification," Modifications or "Modify" means any change or alteration affecting the Equipment, including without limitation any change in the number, type, ownership or use of the Equipment, which causes the information provided by Licensee in the prior Application(s) to be incorrect or incomplete in any respect.

2.17. "Permit" means the document issued by PECO in the form attached hereto as Exhibit "B" when an application is granted, providing permission to licensee for the placement, Modification or removal on or from PECO Poles of the specific Equipment identified in the marked-Up Application.

2.18. "Standards and Specifications" means all standards, practices, procedures, rules, regulations and other requirements adopted by PECO and applicable to the construction, installation, modification, repair, maintenance, use, operation, relocation or removal of any Equipment, as such requirements may be revised, modified, restated, supplemented or updated by PECO from time to time.

3.0 TERM OF AGREEMENT.

3.1 This Agreement shall commence on its Effective Date and shall remain in effect for an initial period of five (5) years following the Effective Date (the "Initial Term"), unless terminated sooner in accordance with this Agreement. The Agreement will automatically renew on the same terms and conditions set forth herein for five (5) successive one (1) year renewal periods (each such one-year period referred to as a "Renewal Term"), except that the Annual Fees for each Attachment may be adjusted annually in accordance with Section 11.12 below ("Annual Fees"). The Agreement will be subject to termination by either party upon the giving by the party of written notice to the other party sixty (60) days prior to the termination of the anniversary date of the then current Renewal Term, unless the Agreement is otherwise terminated in accordance with this Agreement.

4.0 AUTHORITY FOR ATTACHMENTS AND MODIFICATIONS.

4.1. No Equipment shall be attached to any PECO Poles or Modified or Overlashed until (a) an Application has been submitted by Licensee, reviewed marked-up or approved by PECO, and accepted in marked-up form by Licensee, and a Permit has been issued by PECO, all in accordance with Articles 5.0, 6.0, 7.0 and 8.0 of this Agreement, and (b) Licensee has obtained all necessary permits, licensees, consents, certifications and approvals from all governmental authorities and third parties in connection therewith.

4.2. PECO may accept or reject an Application for a specific Pole or Poles in its reasonable discretion and may condition any such approval upon a specific size, location and manner or installation of the Equipment in its reasonable discretion in accordance with applicable law. Only as an example and

not in any way as a limitation, PECO may withhold its consent to a particular PECO Pole or to a particular size, location or manner of installation if PECO determines that (i) Licensee's use of a proposed PECO Pole is unsuitable or incompatible with PECO's use or proposed use of the PECO Pole or other property of PECO, (ii) a site or PECO Pole is insufficient capacity, or for reasons based upon applicable industry, operational, safety, reliability or engineering standards, (iii) the Equipment jeopardizes the structural integrity or climbability of the PECO Pole, or (iv) the Site Permit violates any covenants and restrictions applicable to the PECO Pole, other PECO facilities, or the property on which it is located. Licensee is subject to PECO's right to use such PECO Pole for its corporate purposes, as is more fully set forth below.

4.3. Licensee agrees to comply with any and all applicable laws, statutes, ordinances, rules and regulations related to the installation, use and operation of its Equipment. Additionally, Licensee shall obtain and maintain, at its sole cost and expense, and all easements, licenses, consents, franchises, certifications, permits or other authorizations required from any property owner or governmental entity in connection with the installation, use and operation of Licensee's Equipment on any PECO Poles. Licensee shall be responsible for the cost of all such permits or approvals, whether such charges are imposed against Licensee or PECO. PECO may, at its sole discretion, request evidence that all such easements, licenses, consents, franchises, certifications, permits, approvals and authorizations have been obtained and are in full force and effect, and Licensee agrees to promptly provide the requested information.

4.4. Licensee shall not place any Equipment on PECO Poles until all necessary Make Ready work has been performed by PECO or its contractor, or Licensee's contractor approved in accordance with Section 5.10 hereof.

4.5. Licensee shall install, maintain and remove all Equipment in accordance with PECO's Standards and Specifications. Licensee shall be responsible for familiarizing itself with the Standards and Specifications. PECO will provide Licensee with a current copy of its Standards and Specifications at the time of execution of this Agreement. Subsequently, upon PECO's receipt from Licensee of a Pole Attachment Application for the placement, Modification or removal of any of Licensee's Equipment on or from PECO Poles, PECO will provide Licensee with a copy of its then-current Standards and Specifications.

4.6. The permission given by PECO to Licensee to use the PECO Poles under this Agreement shall in no way limit PECO's use of PECO Poles for its own business operations, or the rights or privileges previously given by PECO to any third parties, not party to this Agreement, to use any PECO Poles, whether or not such PECO Poles are at any time occupied by Licensee's Equipment.

4.7. In the event of any emergency or condition during installation that threatens persons or property, PECO may, in its sole discretion, order Licensee to stop work as appropriate. PECO will give such order and notice in such manner as is practicable under the circumstances.

5.0 APPLICATION FOR ATTACHMENTS AND MODIFICATIONS.

5.1. Licensee shall submit an Application to PECO for the attachment of any and all proposed Equipment to PECO Poles or the Modification of any and all such Equipment and shall specify therein the kind of Attachment sought and the date proposed for such Attachment, a detailed description of the Equipment, the number of Attachments that are included as part of the Equipment, the proposed Modification, if any, to the Equipment and the location of the affected PECO Poles. Each Application for a Wireless Attachment shall indicate the Global Positioning Satellite coordinates for the pole to which Licensee wishes to attach. Each Application shall be accompanied by Licensee's payment of an Application Fee in the amount specified in the Application form.

5.2. Each Application for a Wireless Attachment shall detail the technical specifics of Licensee's proposed Equipment, including but not limited to Licensee's engineering plans stamped by a professional engineer, an analysis of the structural integrity of PECO's facilities in light of the Licensee's proposed attachments thereon, and Licensee's proposed frequency.

5.3. Licensee shall evaluate the possibility of radio or frequency interference (for purposes hereof, "interference") between its Equipment and other existing uses on PECO's property. As part of its Application, Licensee shall, at Licensee's sole cost and expense, perform an intermodulation analysis, including all frequencies at the Site, and submit a copy to PECO as evidence of non-interference. Licensee may, from time to time, re-utilize previously prepared intermodulation studies if such re-utilization is reasonable under the circumstances and such studies analyze the same frequencies as those involved at the subject Site. Licensee's execution of a Permit shall signify its determination that the existing uses will not cause interference to its Equipment, provided such existing uses and Licensee's Equipment are properly and lawfully installed and operated. If Licensee's Equipment interferes with any lawful use existing prior to the execution of the Permit, or if Licensee's Equipment causes measurable interference, as defined by the FCC, to PECO, or to other lawful users of PECO's property or distribution system with respect to those uses existing prior the execution of the Permit, Licensee agrees to take all steps necessary to immediately correct and eliminate the interference. Notwithstanding any other provisions in this Agreement, if Licensee fails to correct and eliminate such interference within forty-eight (48) hours of notice thereof, PECO shall have the option (but not the obligation) to require Licensee to cease all operations until such interference is corrected or eliminated and shall have the right (but not the obligation) to engage outside consultants, at Licensee's expense, to resolve interference issues. Following the installation of Licensee's Equipment, Licensee shall, at its own expense, if requested to do so by PECO, prepare and conduct an evaluation of the potential for interference, whether upon PECO's own behalf or as a result of concerns expressed to PECO by a third party.

5.4. Licensee agrees that the uninterrupted operation of PECO's Facilities and the provision of electricity to its customers are of paramount importance hereunder and, therefore, any mitigating interference that may be caused to Licensee's Equipment by PECO's Facilities existing or future shall be solely Licensee's responsibility and accomplished solely at the expense of Licensee. Licensee shall eliminate such interference by adjustment to its Equipment or by termination of the applicable Permit. Under no circumstances shall PECO be required to interrupt, suspend or alter its uses of the PECO's Facilities in order to accommodate the Licensee or its rights granted hereunder, unless such interruption, suspension or alteration will not materially affect PECO's operations.

5.5. Unless otherwise agreed by PECO and Licensee, each Application submitted by Licensee to PECO for the attachment of proposed Equipment to PECO Poles or the Modification of such Equipment shall not exceed, in total, attachments to more than 50 PECO Poles.

5.6. Licensee shall have the right to accompany PECO, or a PECO designated contractor, on all pre-construction Pole walks scheduled by PECO to determine the nature and extent of required Make Ready work related to the proposed attachment of Licensee's Equipment to PECO Poles as set forth in the Application.

5.7. Upon receipt of Licensee's Application, PECO will perform a survey, pole loading analysis for Wire Attachments and engage in all engineering and administrative activities necessary to determine whether the requested attachments can be made or grounds exist for denying an application ("Technical Review"). Licensee shall reimburse PECO for any and all actual and reasonable costs, fees, expenses or other liabilities incurred by PECO in preparation and completion of the Technical Review undertaken by PECO in processing an Application (collectively, "Permit Processing Expenses"). Licensee shall pay PECO in advance, the estimated Permit Processing Expenses. If the actual Permit Processing Expenses incurred are greater than the estimated amounts paid by Licensee to cover those costs, Licensee shall be liable to

PECO for the excess cost. If the Permit Processing Expenses actually incurred are less than the estimated amounts paid by Licensee, PECO shall reimburse or credit Licensee in the amount of the overpayment.

5.8. Unless the Application is denied, PECO will indicate on the Marked-Up Application the Make Ready work necessary to accommodate the proposed attachment of Licensee's Equipment or the proposed Modifications and the estimated Cost of such Make Ready work. PECO will also specify on the Marked-Up Application any special conditions that will govern the proposed Modifications or the placement of Licensee's Equipment on PECO Poles.

5.9. If, after receiving the Marked-Up Application, Licensee still desires to have its Equipment placed on PECO Poles or to implement the proposed Modifications under the terms and conditions indicated on the Marked-Up Application, Licensee shall accept such terms and conditions by signing the Marked-Up Application and returning the same to PECO within ten (10) business days after delivery by PECO, together with payment in full of the estimated Make Ready Cost shown on the Marked-Up Application and applicable fees as set forth in Article 11.0.

5.10. PECO will cause Make Ready work on PECO's facilities, if any, identified in the Marked-Up Application to be scheduled and performed in accordance with this Article and Article 7. PECO will provide Licensee with a preliminary schedule for the work under each Application (which may not request or identify attachments to more than 50 Poles) as soon as reasonably practicable. As to each Application, once a preliminary schedule has been provided to Licensee, PECO will use commercially reasonable efforts to provide Licensee with such updated schedules as may from time to time exist. PECO will notify Licensee upon completion of such Make Ready work and issue a Permit authorizing the attachment, Modification or removal of Licensee's Equipment pursuant to the Marked-Up Application and subject to the terms and conditions set forth therein.

5.11. Notwithstanding the foregoing, at Licensee's option, or at PECO's option, PECO shall engage a qualified electrical contractor approved by PECO to perform the Make-Ready work at Licensee's sole cost and expense.

6.0 ATTACHMENT OF EQUIPMENT TO PECO POLES.

6.1. After completion of the Application process, provided the Attachments are not in or above the so-called "neutral" space above the communications space, Licensee shall, at Licensee's sole cost and expense, attach the Equipment to the designated PECO Poles or make any Modifications in accordance with (a) the terms and conditions of the Marked-Up Application, (b) PECO's then-current Standards and Specifications, (c) all applicable laws, statutes, ordinances, rules and regulations imposed by any governmental entity with jurisdiction over the construction, operation, use, maintenance, repair, replacement or removal of the equipment, PECO Poles or other facilities thereon, as amended from time to time and (d) subject to PECO's right to permit attachments under applicable easements or licenses. Licensee will follow the procedures for a new PECO energy delivery customer necessary to activate the Equipment for use in their designated purpose. Licensee shall have the right to accompany PECO on any post-construction inspections scheduled by PECO to determine Licensee's compliance with the terms and conditions of this Agreement and the Marked-Up Application. PECO shall provide Licensee with sufficient notice prior to any such post-construction inspection. Licensee shall pay when billed for all reasonable Costs incurred by PECO in conducting any such post-construction inspections. No devices for the purpose of metering energy consumption may be attached to PECO Poles. It shall be the sole responsibility of licensee to obtain necessary easements or rights-of-way or other permits or approvals to enable Licensee to install, operate and maintain Licensee's equipment. If the Attachments are in or above the neutral space, Licensee shall cause a qualified electrical contractor approved by PECO to perform the installation of any and all Equipment, at Licensee's sole cost and expense, in accordance with the terms of Section 6.1 hereof.

6.2. All Equipment shall be clearly labeled at each pole location with Licensee's name and a telephone number where a representative of Licensee can be reached, twenty-four (24) hours a day, seven (7) days a week, to receive reports of problems with the Equipment. Licensee shall investigate all such reports in a timely manner and perform all necessary repair and maintenance to remedy such problems.

6.3. PECO shall cause bonding of Licensee's Facilities to be made to PECO'S multi-grounded neutral system in accordance with PECO's specifications. PECO will schedule such work in a manner that permits the work to be completed without conflict or interference with PECO's prior work commitments and regular business operations. Licensee shall pay PECO in advance for the Cost of the required bonding as determined and performed by PECO.

6.4. Placement or attachment of any Licensee's Equipment at a new or different position on any PECO Pole shall, in each instance where such placement or attachment has not been specifically approved by a prior Permit, constitute a Modification requiring the submission of a new Application and Permit. This requirement does not apply in circumstances where Licensee places or attaches any of Licensee's Equipment at a new or different position on any PECO Pole at the request of a third party Licensee as part of that third party Licensee's make-ready work necessary to attach its Equipment to the PECO Pole.

7.0 COST AND SCHEDULING OF MAKE READY

8.0 MAINTENANCE AND REPAIR

8.1 PECO will maintain, repair or replace PECO Poles as necessary to fulfill its own service requirements and as required by law. PECO is not required to maintain any PECO Poles for a period longer than is necessitated by its own service requirements. In the event that PECO determines that it will no longer maintain a PECO Pole upon which any Equipment is attached, PECO will send Licensee sixty (60) days written notice that it will no longer maintain the PECO Pole. In such event, PECO may, in its sole discretion, offer Licensee alternative space on another PECO Pole for the Equipment, provided that such alternative space and PECO Pole is available.

8.2 Licensee shall, at its sole cost and expense, maintain its Equipment in good and safe condition and repair in accord with PECO's Standards and Specifications and in compliance with all applicable law, statutes, ordinances, rules and regulations, as referenced in Article 6.1 herein, including FCC regulations, governing the maximum permitted levels of radio frequency energy exposure ("MPE"). Licensee agrees to maintain its Equipment in such a manner so as not to endanger or interfere with the use of PECO Poles by PECO or others granted a right to attach to said PECO Poles. Upon receipt of any notice from PECO or any court or governmental entity that any Equipment of Licensee is interfering with or endangering any person, equipment, property or facilities of PECO or any other party including the general public by exceeding MPE or otherwise. Licensee agrees that it will, at its sole cost and expense, immediately take all necessary steps to remedy such danger or interference. In the event Licensee fails to remedy such danger or interference within forty-eight (48) hours after notice thereof from PECO or any court or government entity, PECO will take all actions it deems necessary or appropriate to remedy such matter, including without limitation the removal from PECO Poles of any Equipment causing such danger or interference. PECO shall have no liability of any kind or nature whatsoever for any actions taken by PECO to remedy such danger or interference and, unless such liability is caused by PECO's sole negligence or willful misconduct, Licensee shall pay PECO upon demand for all Costs of such activities. Licensee shall pay the cost of testing Licensee's Wireless equipment for compliance with MPE by independent experts approved by PECO, as PECO may direct from time to time. Notwithstanding the foregoing, a qualified electrical contractor approved by PECO, and not Licensee, will, at Licensee's sole cost and expense, perform all maintenance, repair and removal work on any of Licensee's Equipment located within or above the neutral space on PECO Poles.

8.3 Nothing contained in this Agreement shall be construed as a limitation, restriction or prohibition on PECO with respect to any agreement or arrangement PECO has heretofore entered into or may enter into in the future with respect to any PECO Poles. In no event will PECO be liable for any noise, inducted voltages, currents or other interference affecting any of Licensee's Equipment, unless caused by PECO's sole negligence or intentional misconduct. Except for the Make-Ready work expressly described

in the Marked-Up Application, Licensee hereby acknowledges and agrees that PECO has not agreed to undertake any alterations or improvements to make the PECO Poles suitable for Licensee's intended use and that Licensee hereby accepts use of the PECO Poles in their AS-IS WHERE-IS CONDITION, WITH ALL FAULTS.

9.0 REMOVAL, REPLACEMENT OR RELOCATION.

9.1 In the event Licensee wishes to remove any of its Equipment from any PECO Poles, Licensee shall submit to PECO a notice of removal in the form attached hereto as Exhibit "C" describing the location, number and type of Facilities to be removed. PECO will review the Notice of Removal and identify thereon any special conditions governing Licensee's removal of the subject Equipment. Upon Licensee's acceptance and return of the Notice of Removal, PECO will issue a Permit authorizing such removal. No refund of any fees or charges previously paid to PECO shall be made as a result of such removal. Licensee shall notify PECO in writing within ten (10) days after the completion of such removal work, and no adjustment in future fees due and payable by Licensee hereunder pursuant to Article 11 shall be made until PECO has received such notice of completion from Licensee and has had an opportunity to field verify the number of PECO Poles from which Licensee's equipment have been removed. If the Attachments to be removed are in or above the neutral space, Licensee shall cause at Licensee's expense a qualified electrical contractor approved by PECO to undertake the removal of any and all of Licensee's Equipment.

9.2 In the event that notice is provided by a governmental body that Licensee's use of any PECO Pole hereunder is in violation of any municipal, state or federal law, statute, ordinance, rule or regulation, over which said governmental entity has jurisdiction, or is not authorized by permit, license or other approval required from any governmental body, or in the event notice is provided by a property owner of such violation or authorized use. PECO may elect, in its sole discretion by written notice to Licensee, to revoke any Permit given under this Agreement authorizing Licensee's use of said PECO Pole, such revocation to be effective upon the sixtieth (60th) day following the date of such notice. In the event PECO elects to revoke such Permit, Licensee shall remove the subject Equipment, at Licensee's sole cost and expense, within sixty (60) days from the date of PECO's revocation notice. If, however, the governmental entity or property owner providing notice of such violation or unauthorized use requires removal within less than the sixty (60) day time frame, then Licensee shall perform such removal within the time frame set or required by said entity. In the event Licensee fails to perform any such removal, PECO may, in its sole discretion, and at the sole cost and expense of Licensee, perform such removal without incurring any liability of any kind or nature whatsoever to licensee, its customers, affiliates, parents, owners or subsidiaries. However, upon written request from the Licensee, PECO shall permit the Licensee to continue to maintain its Equipment on such Pole or Poles until the Licensee exhausts its legal remedies with respect to the governmental determination, or the claim of the property owner or joint owner of the Pole, provided the Licensee: (i) promptly and diligently prosecutes such legal remedies or defends against the actions of the governmental or private agency, or the property owner seeks such stays, injunctions and protective orders as may be warranted; (ii) provides adequate protection, in the judgment of PECO, to protect PECO, other owners and other Licensees from loss due to the determination; and (iii) promptly removes its Equipment in the event the Licensee's action or defense is dismissed, decided or compromised unfavorably to Licensee, the stay or injunction is denied, or the protection of the stay or injunction becomes inadequate.

9.3 In the event of any emergency that threatens persons or property, PECO may, in its sole discretion, without prior notice, remove or relocate any of Licensee's Equipment. Such removal or relocation shall be at Licensee's sole cost and expense. PECO will give notice subsequent to PECO's removal or relocation of Licensee's Equipment as soon as practicable under the circumstances.

9.4 In non-emergency situations, if PECO determines that its electric service or operating requirements or considerations of safety, reliability, and engineering, or the need to make ready for

another third party attacher (relocation only), require the removal, relocation, or replacement of any of Licensee's Equipment, Licensee shall, at its sole cost and expense, effect such removal, relocation, or replacement within sixty (60) days after receipt of such written notice from PECO. If Licensee fails to perform such removal, relocation, or replacement within sixty (60) days after the receipt of such written notice from PECO, Licensee shall pay for any expenses PECO incurs as a result of a return trip made necessary by Licensee's failure to perform the required removal, relocation, or replacement within the Licensee's failure to perform the required removal, relocation, or replacement within the sixty (60) day period. Also, if Licensee fails to perform such removal, relocation or replacement within said sixty (60) day period, PECO may, in its reasonable discretion, and the sole cost and expense of Licensee, perform such removal, relocation or replacement without incurring any liability of any kind or nature whatsoever to Licensee, its customers, affiliates, parents, owners or subsidiaries, unless caused by PECO's sole negligence or willful misconduct. Licensee also may request that it transfer any of its Equipment to any available substitute PECO Pole, at Licensee's sole cost and expense, which request may be approved or denied by PECO in its reasonable discretion.

9.5 As provided in Article 14.4, Licensee shall completely remove its Equipment from PECO's Poles no more than ninety (90) days after the termination of the Agreement, unless the parties have executed a new agreement covering the PECO Poles hereto. As also provided in Article 14.4, if Licensee fails to remove its Equipment within the required time, PECO may remove Licensee's Equipment, at Licensee's expense, from PECO's Poles and without any liability to PECO unless such liability is caused by PECO's sole negligence or willful misconduct. If the Equipment to be removed is in or above the neutral space, Licensee shall cause at Licensee's expense a qualified electrical contractor approved by PECO to perform any removal, relocation or replacement work on any of Licensee's Equipment.

10.0 PECO FACILITIES.

Licensee covenants and agrees (as a specific condition of this Agreement) that Licensee and Licensee's agents, contractors, employees, invitees, and customers will not, under any circumstances whatsoever, touch handle, tamper with or contact directly or indirectly, any of PECO's Facilities other than the PECO Pole, without the express written consent of PECO, which consent PECO may withhold in its sole and absolute discretion. Licensee covenants and agrees that PECO shall not be held responsible for, and PECO is hereby expressly relieved from all liability by reason of injury (including death) or damage of any nature whatsoever to Licensee, or to its agents, contractors, employees, invitees, customers and others who are on the PECO Poles under, through or by the authority of Licensee, or to property in, upon or about the PECO Poles, except if such liability results from the sole negligence or willful misconduct of PECO. Licensee further hereby releases and waives any right to ask for and demand damages of any nature or kind for any matter or thing, however caused. In the event of a casualty or loss which results in the damage or destruction of PECO's Facilities to which Licensee's Equipment is attached or located, PECO shall have no obligation hereunder to rebuild or restore the PECO's Facilities; provided that in the event that PECO elects not to rebuild or restore PECO's Facilities, the Permit in question shall immediately terminate. PECO reserves the right to make periodic inspections of the entire plant of Licensee located on PECO Poles, or a portion of that plant, as often as conditions warrant. If PECO determines that corrections or changes need to be made in order to meet the National Electrical Safety Code or PECO's service or operating requirements, including, but not limited to considerations of economy and safety, Licensee agrees that it will cause such corrections or changes to be made at its own expense, in a timely manner. Licensee shall reimburse PECO for the cost of any damage to PECO Poles or PECO Facilities caused by Licensee or its contractors within thirty (30) days of receipt of a bill therefor.

11.0 COMPENSATION.

12.0 LIABILITY AND INDEMNIFICATION

12.1 Notwithstanding any permission granted by PECO pursuant to any Application, Marked-up Application or Permit issued hereunder, PECO retains the right to maintain, replace, relocate and remove PECO Poles and to maintain, replace, relocate, remove and operate its facilities in such manner as it deems necessary or appropriate to fulfill its own service requirements. Accordingly, PECO shall not be liable to licensee, any customer of Licensee, any affiliate of Licensee, or any other person or entity, for any interruption of service or for any interference with the operation of the Equipment arising in any way out of PECO's use, operation, maintenance, repair, removal or relocation of its poles or equipment in connection with PECO's own business needs and requirements, unless such liability is caused by the sole negligence or willful misconduct of PECO in its performance of such activities. Without limiting the generality of the foregoing, PECO will not be liable for any noise, induced voltages, currents or other interference in Licensee's Equipment.

12.2 Licensee agrees to defend and hold harmless PECO, its parent company, Exelon Corporation, and their respective affiliates, directors, officers, employees, shareholders, agents, contractors, subcontractors, successors and assigns (the "Indemnitees", from and against any and all

claims, demands, actions, causes of action, liabilities, judgments, obligations, costs or expenses for any damage to property, or for injury to or death of any person or persons, or any other costs or expenses, including without limitation reasonable attorneys' fees and costs, related to, arising out of or connected with the placement, use, operation, repair, Modification or removal of any of Licensee's Equipment; provided, however, that Licensee shall have no obligation hereunder to indemnify any Indemnitees from their sole negligence or willful misconduct. The foregoing indemnification shall include, but not be limited to, claims made under any worker's compensation law or under any plan for employee's disability and death benefits (including, without limitation, claims and demands that may be asserted by employees, agents, contractors, and subcontractors). Licensee shall immediately notify PECO of any such claims, demands, damages, injuries or deaths, and shall provide a written report, or other pertinent material or information, if requested. Licensee shall defend the Indemnitees with counsel reasonably acceptable to PECO.

12.3 Licensee agrees to indemnify PECO against any and all claims and demands for damages or losses resulting from any interruption of PECO's service, the service of Licensee, or the service of PECO's or Licensee's customers, if such interruption in services arises out of or is caused by the exercise by Licensee of the permission granted by PECO under this Agreement.

12.4 Licensee agrees to pay the costs incurred by PECO to upgrade or replace PECO Poles to which Licensee's Equipment is attached if the upgrade or replacement is required solely by the addition or Modification of Licensee's Equipment. Licensee shall pay its proportionate share of the costs incurred by PECO to modify, upgrade or replace PECO Poles if the modifications, upgrades or replacements directly benefit Licensee and other attachers to such PECO Poles and are made to meet the PECO service needs, are made at the request of Licensee or an additional attaching party or are made as a result of governmental order or regulation.

12.5 At all times, Licensee shall conduct its operations and otherwise use or occupy PECO Poles hereunder in compliance with all applicable Environmental Laws and shall not cause any Hazardous Materials to be introduced to or handled on or about PECO Poles, hereunder. Licensee hereby indemnifies and shall defend and hold harmless PECO and all other indemnitees from and against any suits, damages, injuries, costs and expenses of any kind including, without limitation, court costs, reasonable attorney and consultant fees, remediation costs, fines and penalties, whether asserted under Environmental Laws or at common law, arising out of or related to (a) any breach by Licensee of the environmental Laws; or (c) the presence, release or threatened release or threatened release of any Hazardous Materials at, on or about PECO Poles hereunder caused by Licensee, its agents, employees, contractors, or any entity in privity with or providing a benefit to Licensee; provided, however, that Licensee shall have no obligation to so indemnify any Indemnitee from such Indemnitee's own negligence or misconduct. The foregoing covenants and indemnification obligations shall survive any termination of this Agreement.

12.6 Neither party shall have any liability to the other under this Agreement or otherwise for special, punitive or consequential damages, including without limitation, damages for lost profits or business interruption.

12.7 Licensee's duties and obligations to indemnify PECO and the other Indemnitees under this Article 12 shall survive any termination of this Agreement.

13.0 INSURANCE AND BOND.

13.1 Licensee shall purchase and maintain, and shall require each contractor and subcontractor performing any work on behalf of Licensee pursuant to this License to purchase and maintain (or Licensee may, at its option, purchase and maintain, at its own cost, on behalf of each such

contractor or subcontractor), prior to commencing any work on the PECO Poles or any of PECO's other property, the following insurance coverages:

13.2 Workers' Compensation Insurance Policy: Coverage A providing payment promptly when due of all compensation and other benefits required of the insured by the workers' compensation law; Coverage B Employers' Liability providing payment on behalf of the insured with limits of each accident/occurrence, policy limits for all sums which the insured shall become legally obligated to pay as damages because of bodily injury by accident or disease, including death at any time resulting therefrom, Coverage A and Coverage B will cover all contractors, subcontractors, and their subcontractors.

13.3 Commercial General Liability Policy or Policies (with coverage consistent with ISO from CG 0001 (04/13) covering all contractors, subcontractors (including by not limited to coverage for claims against PECO for injuries to employees of such contractors or subcontractors) and all their subcontractors with limits of _____ for bodily injuries to or death of one or more persons and/or property damage sustained by one or more organizations as a result of any one occurrence and in the aggregate, with policy or policies shall not exclude property of PECO. PECO Energy Company shall be added as Additional Insured under endorsement GL 2010 or CG 2010 or such other customary endorsement(s) as may be available at commercially reasonable rates. Bodily injury means bodily injury, sickness, or disease sustained by any person which occurs during the policy period, including death, at any time resulting therefrom. Property damage means (1) physical injury to or destruction of tangible property which occurs during the policy period, including the loss of use thereof at any time resulting therefrom, or (2) loss of use of tangible property which has not been physically injured or destroyed provided such loss of use is caused by an occurrence during the policy period.

Automobile Liability in the amount of _____ per occurrence combined single limit covering all owned, leased, rented and non-owned vehicles.

There shall be furnished to PECO, prior to commencing the work of installing, repairing, replacing or removing the Licensee's Equipment, a Certificate of Insurance evidencing the coverage specified in Subsections (13.2), (13.3) and (13.4) of this Section. Insurance coverage as required herein in Subsections (13.2), (13.3) and (13.4) shall be kept in force until all of Licensee's Equipment has been removed from PECO's Poles. PECO hereby reserves the right to amend, correct and change, once per Term in its commercially reasonable discretion, the limits, coverage as may be required from Licensee's contractor or contractors before entering onto the PECO Pole or PECO's other property to perform any work thereon.

All insurance policies required by this Section shall be issued by good and reputable companies having a Best's Rating of A-VII or better. Licensee shall provide thirty (30) days prior written notice of any substantial change in the coverage, cancellation or non-renewal. Policies of insurance that are renewed by Licensee on a regular basis shall not be subject to the written notice requirement described herein. Any required policies of insurance maintained by Licensee, its contractors or subcontractors, shall be primary without right of contribution or offset from any policy of insurance or program of self-insurance maintained by PECO. Licensee may, in lieu of obtaining insurance policies from third parties, furnish the insurance required of it hereunder through a commercially reasonable self-insurance program, subject to the approval of PECO (which approval shall not be unreasonably withheld, conditioned or delayed so long as the demonstrated claims paying ability and financial resources of such program equal or exceeded those of insurance companies having Best's Ratings equal to that described above). Licensee and PECO agree and shall require each of their respective contractors and subcontractors to agree that they shall each arrange for the issuers of all policies of insurance to waive their rights of subrogation against PECO or Licensee (as the case may be) and their respective directors, officers, employees and agents. Prior to the date of this Agreement and within ten (10) days prior to each anniversary of the date of this

Agreement occurring during the term hereof, Licensee shall furnish PECO with certificates of insurance evidencing Licensee's compliance with the requirements of this Section.

13.4 Bond or Letter of Credit.

14.0 DEFAULT, TERMINATION AND OTHER REMEDIES.

14.1. Breach of Representations or Warranties. Either party may terminate this Agreement upon the discovery of a breach by the other party of one or more of the representations or warranties set forth in Article 16 of this Agreement.

14.2. Other Breaches. Licensee agrees that PECO may terminate this Agreement upon the discovery of one or more of the breaches of this Agreement identified in this Article 14.2(14.2-14.2.5).

14.2.1. Failure to Notify of Assignment. Licensee shall be in breach of this Agreement if it fails properly to notify PECO in writing, and to obtain PECO's prior written consent of any assignment of this Agreement where Article 15.0 requires such notice and consent.

14.2.2. Bankruptcy or Insolvency. Licensee shall be in breach of this Agreement if it fails to make a payment or is at risk of failing to make a payment because it (a) makes any general assignment for the benefit of creditors; (b) initiates or is the subject of a request to initiate a bankruptcy or insolvency proceeding under any provision of law, including the United States Bankruptcy Code; (c) files or is the subject of a filing for the appointment of a receiver; or (d) is rendered or declared insolvent as defined by applicable law.

14.2.3. Failure Materially to Comply. Licensee shall be in breach of this Agreement if Licensee fails materially to comply with any of the provisions of this Agreement to be performed or observed by Licensee or uses the Equipment for purposes other than those specified herein, and such breach continues without cure (a) for thirty (30) days after written notice from PECO for any monetary defaults; or (b) for the period of time specified in any default notice issued by PECO for any emergency posing an immediate safety risk of loss, injury or damage; or (c) for sixty (60) days for any other type of default.

14.2.4. Loss of Franchise. Licensee shall be in breach of this Agreement if at any time Licensee loses its operating authority, whether as a result of an action by any appropriate governmental entity, applicable law, or otherwise, to use the public streets or highways.

14.2.5. Failure to Act on Agreement. Licensee shall be in breach of this Agreement should Licensee not place Equipment on PECO's Poles within twelve (12) months of the effective date of the Agreement. If Licensee fails to place Equipment on those PECO poles for which a Permit has been granted by PECO within ninety (90) days of the receipt of that Permit from PECO, the Permit shall be

cancelled unless such delay is due solely to PECO's failure to perform or PECO otherwise delays Licensee's ability to perform.

14.3. **Rights and Remedies for Breach.** In the event Licensee shall be in breach of this Agreement and such breach continues beyond any applicable cure period provided herein, PECO may exercise any one or more of the following rights and remedies: (a) terminate this entire Agreement or terminate any Permit or Permits given pursuant to this Agreement; (b) take any and all corrective action PECO deems necessary or appropriate to cure such default and charge the cost thereof to Licensee, together with interest at the Default Rate (ii) an administrative charge in an amount equal to twenty percent (20%) of the cost of the corrective action, such payment to be made by Licensee upon PECO's presentment of demand therefor; (c) stop processing applications for new Attachments or (d) exercise any other remedy available to PECO under this Agreement or at law or in equity.

14.4. Upon Termination of any Permit, Licensee shall have ninety (90) days to remove its Equipment from the affected PECO Poles and upon termination of the entire Agreement, Licensee shall have ninety (90) days to remove its Equipment from PECO's Poles. PECO shall have the right, upon notice to Licensee, to remove all of Licensee's Facilities and Power Supplies from the PECO Poles to which the Permit applies or from all of PECO's Poles where the entire Agreement has been terminated if Licensee fails to remove its Equipment within the specified time. Licensee shall pay PECO for all Costs of such removal within ten (10) days after billing, PECO shall deliver the Equipment to a location given by Licensee or stipulated by PECO without incurring any liability for the condition of the Equipment, or for any other loss, damage or casualty, of any kind or nature whatsoever, incurred or alleged to have been incurred by Licensee arising out of resulting from the removal of the Equipment.

14.5. **Duties and Obligations Remain.** In the event that Licensee is in default or in breach under this Agreement and PECO elects to terminate Permits granted under this Agreement or the Agreement itself, in whole or in part, or upon any other cause of termination of this Agreement, Licensee shall not be relieved of any of its duties or obligations under this Agreement, so long as any equipment remains on any PECO Pole.

15.0 ASSIGNMENT.

15.1. Licensee may not assign or transfer all or any portion of its rights, privileges or obligations under this Agreement without written notice to and the prior written consent of PECO, which consent will not be unreasonably withheld, except that Licensee may assign or transfer its rights, privileges and obligations to a parent, affiliate or subsidiary company without prior written notice to PECO. In addition, Licensee may assign its rights, privileges and obligations to any entity that succeeds to all of substantially all of its assets, whether by merger, sale, or otherwise, but only with prior written notice to PECO and subject to the requirements that Licensee shall either (a) demonstrate to PECO that (i) the successor entity has a credit rating with any two of Standard & Poor's, Moody Financial Services or Fitch IBCA which is equal to or superior than the credit rating with such services that Licensee has at the time of such proposed assignment; or (ii) if the successor entity is not rated by any two of the foregoing credit rating services, then Licensee shall demonstrate to PECO, in the commercially reasonable exercise of PECO's judgment that the successor entity has credit worthiness comparable to the creditworthiness of Licensee. Licensee agrees that PECO may, as a condition precedent to granting consent for an assignment or transfer, require negotiation of the fees set forth in Article 11 of this Agreement or of the insurance and bond requirements set for thin Article 13 of this Agreement, unless the assignment or transfer is to Licensee's parent, affiliate or subsidiary, or unless the assignment or transfer is to non-affiliated entity that succeeds to all or substantially all of Licensee's assets and meets the creditworthiness standards set forth above. Licensee shall give PECO not less than sixty (60) days' prior written notice of any proposed assignment or transfer.

15.2. The obligations of Licensee under this Agreement (but, except as otherwise provided in Article 15.1 hereof, not Licensee's rights and privileges hereunder) shall extend to and be binding upon any successors or assigns of Licensee. All right, title and interest of PECO hereunder shall be binding upon an issue to the benefit of PECO's successors and assigns.

15.3. Nothing herein shall be deemed to restrict or limit PECO's right to assign all or any portion of its right, title or interest in this Agreement.

16.0 REPRESENTATIONS AND WARRANTIES.

16.1. Power and Authority. Each party represents and warrants that (a) it is a corporation duly organized, validly existing and in good standing in its state of organization, (b) it is qualified to do business (if a foreign corporation) under the laws of the Commonwealth of Pennsylvania, and (b) it has full power and authority to enter into this Agreement and undertake the responsibilities and obligations contemplated by it in accordance with its terms.

16.2. Enforceability. Each party represents and warrants that this Agreement constitutes a valid and binding obligation of such party and is enforceable against such party in accordance with its terms and conditions. Each party further represents and warrants that it has independently reviewed this Agreement, including the charges set for thin Article 11, and concluded that this Agreement is just, reasonable and equitable.

17.0 FORCE MAJEURE.

Neither party shall be liable for any delay in performance or inability to perform any non-monetary obligations hereunder if such delay or inability is due to acts or omissions which are not voluntary by such party and beyond such party's reasonable control, including, but not limited to, acts or omissions of any governmental body, civil disturbance, acts of terrorism, war, fires, acts of nature, labor disputes, shortages of materials and equipment, or the acts of omissions of the other party.

18.0 MISCELLANEOUS.

18.1. Merger. All understandings and agreements, oral or written, hereto fore made by and between the parties hereto are merged into this Agreement. This Agreement, and the exhibits attached hereto, alone fully and completely expresses the agreement between PECO and Licensee with respect to the subject matter hereof.

18.2. Waiver of Terms or Conditions. The failure of PECO or Licensee to enforce or insist on Compliance with any of the terms or conditions of this Agreement shall not constitute a waiver or relinquishment of any right to seek enforcement of such terms or conditions. The acceptance of payment by PECO of any of the fees or charges set forth in this Agreement shall not constitute a waiver of any breach, default or violation of the terms or conditions of this Agreement. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

18.3. Severability. If any clause, phrase, provision or portion of this Agreement or the application thereof to any person or circumstances otherwise shall be held to be invalid or unenforceable under applicable law by any court or governmental body having jurisdiction, such invalidity or unenforceability shall not affect, impair or render invalid or unenforceable any other provision of this Agreement, nor shall it affect the application of such clause, phrase, provision or portion hereof to any other person or circumstances. In the event any provision of this Agreement is so found to be invalid or unenforceable, the parties agree to amend this Agreement by replacing the invalid or unenforceable term with such other provision as will give the fullest possible effect, within the limits of applicable law, to the

intention and understandings of the parties as set forth in this Agreement. Notwithstanding the foregoing, in the event that any of the terms and conditions contained in Article 13 hereof are determined by a court or governmental body having jurisdiction to be invalid or unenforceable in any material respect, then, at PECO's option, this Agreement shall be terminated and, in such event, the Parties will use commercially reasonable efforts to reach a new Agreement. If a new Agreement is not reached within sixty (60) days following the termination, then PECO shall have the right to remove all of Licensee's Facilities and Power Supplies from any or all of the PECO Poles in the manner provided by hereinabove with respect to the termination of this Agreement.

18.4. Notice. Unless otherwise directed, all notices required to be given by either party to the other party under this Agreement shall be in writing and shall be deemed sufficient if given in any of the following ways: (a) delivery by a messenger service or commercial courier providing same or next day delivery, or (b) sent by United States Certified Mail, return receipt requested, postage prepaid to the parties at the addresses set forth herein below. With respect to notification of completion of Make-Ready work (Article 5.6), notice of interference or endangerment (Article 9.2), notice of emergency action (Article 9.3), or such other notice requirements as PECO and Licensee may agree from time to time to treat as follows, notice may first be made by telephone call or e-mail to the person or persons specified below, to be followed within a reasonable time by a confirmation notice in writing as above directed above.

If to PECO Energy Company

2301 Market Street
Philadelphia, PA 19103
Attn: Manager: Real Estate & Facilities

If to New Cingular Wireless PCS, LLC

By U.S. Postal Service or Overnight Courier

AT&T Network Real Estate Administration
575 Morosgo Drive
Atlanta, GA 30324

With a copies to:

By U.S. Postal Service or Overnight Courier

AT&T Legal Department- Network
Attn: Network Counsel
208 S. Akard Street
Dallas, Texas, 75202-4206

AT&T Mobility
Attn: Lease Administration — Mail Drop 370
200 North Warner Road
King of Prussia, PA 19406

18.5. Agreement to do all Things Necessary or Appropriate. Both parties agree to do all things necessary or appropriate from time to time, including the execution and delivery of such ancillary documents and agreements as PECO may reasonably require to carry out the express terms and conditions of this Agreement and the intentions and understandings of the parties as described herein.

18.6. No Partnership or Joint Venture Created. The parties acknowledge and agree that this Agreement does not create a partnership between, or a joint venture of, PECO and Licensee. PECO and Licensee are each independent contractors and nothing contained in this Agreement shall be construed to constitute either party an agent of the other.

18.7. Revision of Forms. The forms attached hereto are subject to revision by PECO at any time and at its discretion.

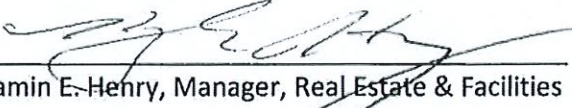
18.8. Counterparts. This Agreement may be executed using counterpart signature pages.

(Continued next page)

IN WITNESS WHEREOF, the parties to this Agreement by their duly authorized representatives have executed this Agreement to be effective as of the day and year first written above.

PECO ENERGY COMPANY

By:


Benjamin E. Henry, Manager, Real Estate & Facilities



New Cingular Wireless PCS, LLC
By AT&T Mobility Corporation, its Manager

By:

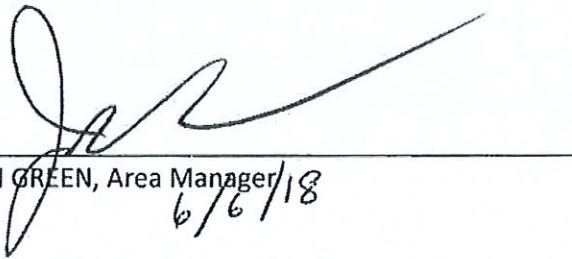

JOHN GREEN, Area Manager
6/6/18

EXHIBIT A

APPLICATION

APPLICATION FOR ATTACHMENT TO PECO ENERGY POLES

DATE OF APPLICATION: _____

DO YOU HAVE A SIGNED POLE ATTACHMENT AGREEMENT ON FILE WITH PECO ENERGY? Y/N

NAME OF COMPANY OR INDIVIDUAL

MUNICIPALITY: _____

GPSAddress: _____

FACILITIES:

PURPOSE:

()

Voice _____
Data

Audio/Video

Other _____ (specify) _____

APPLICATION FEE ENCLOSED: \$ _____

Over Fifty (50) Poles a application be submitted

POLE RENTAL BILLING ADDRESS (IF DIFFERENT FROM ABOVE)

Instructions For Application

- (A) Read and complete the entire Application and sign in the appropriate places.
- (8) Enclose a list of the poles or duct locations (or both) along with a check for the required Application and Deposit Fees as indicated above to:

PECO ENERGY COMPANY
Attn: Manager

Real Estate and Facilities, N3-3
2301 Market Street
Philadelphia, PA 19103

GENERAL INFORMATION

Concerning The Application Process

- (1) Upon receipt of this application, the request will be forwarded to the appropriate location for an ENGINEERING and SURVEY review.
- (2) You will be supplied with a cost for our ENGINEERING and SURVEY to review the request. This cost will vary with the complexity of the request. You will be required to pay this cost whether or not you elect to proceed with the request.
- (3) If PECO facilities need to be relocated to accommodate your request, you will be supplied with a cost for MAKE READY, which you will be required to pay if you elect to continue with the request.
- (4) The invoice for the cost of ENGINEERING and SURVEY will be due and payable upon receipt. Invoices outstanding for more than 30 days will be declared delinquent and no additional applications will be accepted until the invoice is paid in full. Advance deposits will be credited to cost of engineering/survey with excess, if any, applied to make-ready work, if applicable.
- (5) After receiving the invoice for the cost of the MAKE READY, you will have the option to accept the costs and authorize PECO to proceed with the application OR reject the costs and cancel the application.
- (6) Should you decide to amend your application for reasons not resulting from PECO's field survey, your application will be canceled and you must resubmit for joint use of PECO's facilities.
- (7) If you accept the cost and authorize PECO to proceed with the application, we will release the Make Ready work to our construction work management upon receipt of the payment. Payment must be received within 60 days of the date of the invoice. After that time, the application will be canceled and if you want to continue with the application at a later date, a new application will be required.
- (8) Upon receipt of the payment authorizing PECO to proceed, PECO will prepare and mail our standard "Pole Attachment Agreement", in duplicate. You must sign both copies in the proper location, and return both copies to this office.
- (9) PECO will complete any required make ready work and return one fully executed copy of the "Pole Attachment Agreement" to you for your records. At this time, PECO will issue a permit, which will permit you to begin work. The permit must be available on site for inspection during construction.
- (10) It is understood that the applicant CANNOT attach to any PECO poles or utilize any PECO duct until a permit is issued.
- (11) Applicant will identify their cable on every pole with a PECO approved cable tag.
- (12) This application will remain in effect for sixty (60) days.

Applicant hereby acknowledges to have read and understood this application, agrees to comply with the application procedures described above and to pay in full the Engineering and Survey fees and understands the initial application fee is non-refundable.

Date Signed

Applicant's Signature

Title: _____

EXHIBIT B PERMIT



PECO Energy Company
2301 Market Street, N3-3
PO Box 8699
Philadelphia, PA 19101-8699
215 841 5385

PERMIT

**FOR JOINT USE OF
PECO ENERGY FACILITIES**

PERMIT NO. 2007170001

CONTROL NO.: 6762

In accordance with the "Application for Joint Use of PECO Energy Facilities" dated October 1, 2019 and submitted by **New Cingular Wireless PCS, LLC**, a permit to attach to facilities as outlined in the application for **Conshohocken Borough, Montgomery County**, is hereby granted for the following facilities:

1 PECO Pole

**Pole Numbers:
159**



SAFETY FIRST!

SAFETY FIRST!

Please take time to carefully review PECO Energy safety requirements by visiting our website at (<http://www.exeloncorp.com/ourcompanies/peco/pecores/safety/>)

Follow instructions provided to obtain a UserID and Password

Workers may be electrocuted or seriously injured by contact with power lines. Consider ALL OVERHEAD OR UNDERGROUND POWER LINES to be ENERGIZED and NOT INSULATED. PECO will either de-energize and ground or relocate lines that may conflict with construction or other activity or install protective devices designed to guard against ACCIDENTAL contact with energized lines whichever is appropriate for the pending work or activity. In all cases, the Contractor is required to provide an awareness barrier, inform all workers of the location of PECO Energy facilities, instruct them that these facilities are not to be contacted at any time by personnel, tools, material, or equipment, and to keep clear whether energized or not, supervise the work while it is being performed to assure compliance with OSHA regulations and these instructions, and to proactively take action to PREVENT ANY CONTACT with PECO facilities by workers, equipment, tools, or carried items.

TO REQUEST PROTECTIVE COVER – COMPLETE THE ATTACHED FORM

PECO ENERGY COMPANY

By: Diana Gaiser

Date: 7/17/2020

This permit is void if not exercised within ninety (90) days from the date granted.

THIS PERMIT MUST BE AVAILABLE ON SITE FOR INSPECTION DURING CONSTRUCTION

Mail Completed Form To:

PECO Real Estate Department 2301 Market Street, N3-3

Philadelphia, PA. 19103

Or

Fax to: 215-841-4109



WORKING NEAR EXELON ENERGY
DELIVERY ELECTRIC LINES OR EQUIPMENT

Location of Work:		Type of Work to be Done:	
Contractor/Company:		Contractor Representative:	
Name:		Name:	
Address:		Address:	
Phone:		Phone:	
Probable Duration of Job			
Start Date:		End Date:	
Exelon Energy Delivery Work Required: (De-energize and ground, relocate, or install protective devices)			
Safety on the job site is the <u>employer's/contractor's</u> obligation under OSHA. You must notify Exelon before working within 11 feet of overhead lines. Please note that 69KV lines require 11 feet of clearance. Lines with voltages higher than 69KV are covered by procedure S7070. Lines below 50KV require 10 feet of clearance. OSHA General Industry Standards Section 1910.333, Selection and Use of Work Practices, Sub-section © (3), Overhead Lines, states "If work is to be performed near overhead lines, the lines shall be de-energized and grounded, or other protective measures shall be provided before work is started. If protective measures, such as guarding, isolating, or insulating are provided, these precautions shall prevent employees from contacting such lines directly with any part of their body or indirectly through conductive materials, tools, or equipment."			
<i>WARNING</i> —Workers may be electrocuted or seriously injured by <u>contact</u> with power lines. Consider ALL OVERHEAD OR UNDERGROUND POWER LINES to be ENERGIZED and NOT INSULATED. Exelon will either de-energize and ground or relocate lines that may conflict with construction or other activity or install protective devices designed to guard against ACCIDENTAL contact with energized lines whichever is appropriate for the pending work or activity. In all cases, the Contractor is required to <u>provide</u> an awareness barrier, <u>inform</u> all workers of the location of Exelon Energy facilities, <u>instruct</u> them that these facilities are <u>not</u> to be contacted at any time by personnel, tools, material, or equipment, and to keep clear whether energized or not, <u>supervise</u> the work while it is being performed to assure compliance with OSHA regulations and these instructions, and to proactively <u>take action</u> to PREVENT <u>ANY</u> CONTACT with Exelon Energy Delivery facilities by workers, equipment, tools, or carried items.			
Notes/Special Conditions:			
_____ (Signature Contractor)		_____ (Date/Time)	_____ (Signature of Exelon)
		_____ (Date/Time)	_____ (Date/Time)

Shaun Michael Paul

22 West Eppley Drive, Carlisle, PA, 17015
Phone Number: (717) 982-2918
Email Address: paul@rfservices.org

Personal Statement

18 Years of experience in the wireless industry. During my tenure I have served as a manager, contributor and contractor. My responsibilities have included; radio frequency design, network performance, capacity analysis, frequency planning, regulatory compliance (FAA, FCC) and network optimization for multiple technologies (iDEN, TDMA, CDMA, WiMAX, GSM, UMTS and LTE). I have been directly involved with multiple design aspects for over 10,000 sites National and Internationally. I have been acknowledged as an expert over 100 times by local municipalities for proposed new cellular tower facilities.

Key Skills

Radio Frequency Design • Acknowledged as a Radio Frequency Expert • Radio Frequency Optimization • Microwave Network Design • Frequency Planning • Network Capacity

Employment History

❖ Rf Services, Inc

Radio Frequency Design Consultant

May 2012 to Current

Support the design efforts for GSM, UMTS and LTE networks in New Jersey, Virginia, Pennsylvania, Delaware, and Maryland. Provide expert Radio Frequency testimony at municipal hearings for Verizon and AT&T. Lead engineer (contractor) in the ATT Philly market for a national optimization project. Completed over 1,000 RFS documents for ATT Philadelphia and Virginia markets. Designed multiple Small Cell networks across the country

❖ Sensus/Xylem Inc

Radio Frequency Design Engineer

December 2012 to Current

Design wireless networks for National and International utility provides which are used in conjunction with smart grid products. Designed over 200 smart grid networks with over 4,000 sites for Gas, Electric, Water and Lighting customers. Responsible for selecting the site locations and assisting with determining the spectrum needs for each design.

❖ Clearwire/Ericsson

Radio Frequency Design and Performance Manager

June 2007 to December 2012

Managed a team of 20 radio frequency engineers who were responsible for all design and performance related matters. Designed/Approved greater than 1,000 new sites for the Central PA, Baltimore and Washington DC markets. Provided expert Radio Frequency testimony at municipal hearings. Provided weekly reports to the Chief Technical Officer relating to Capacity and Site design for the geographic areas I was responsible for.

❖ Nextel Partners/Sprint

Radio Frequency Design Manager

December 2000 to June 2007

Managed a team of 4 radio frequency engineers who were responsible for all design related matters in the Central PA area. National Performance/Optimization projects Lead. Provided expert Radio Frequency testimony at municipal hearings in Central Pennsylvania.

Education History

York Technical Institute
(Computer Programming/Computer Science)

June 1998 to September 2000

References

Donald Strickland

Former direct manager at Nextel Partners/Sprint
Phone Number: (717) 554-3000

Mark Rubin

Chief Executive Officer of RF Services
Phone Number: (610) 915-8981

Michael S Grab

Attorney at Nikolaus & Hohenadel, LLP
Phone Number: (717) 684-4422

ULS License

PCS Broadband License - WPOI416 - NEW CINGULAR WIRELESS PCS, LLC

Call Sign	WPOI416	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	MTA009 - Philadelphia	Channel Block	A
Submarket	15	Associated Frequencies (MHz)	001850.00000000-001865.00000000-001930.00000000-001945.00000000

Dates

Grant	05/27/2015	Expiration	06/23/2025
Effective	08/31/2018	Cancellation	

Buildout Deadlines

1st	06/23/2000	2nd	06/23/2005
-----	------------	-----	------------

Notification Dates

1st	06/29/2000	2nd	05/26/2004
-----	------------	-----	------------

Licensee

FRN	0003291192	Type	Limited Liability Company
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Licensee

NEW CINGULAR WIRELESS PCS, LLC 208 S Akard St., RM 1016 Dallas, TX 75202 ATTN Leslie Wilson	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
--	---

Contact

AT&T Mobility LLC Cecil J Mathew 208 S Akard St., RM 1015 Dallas, TX 75202 ATTN FCC Group	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
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Ownership and Qualifications

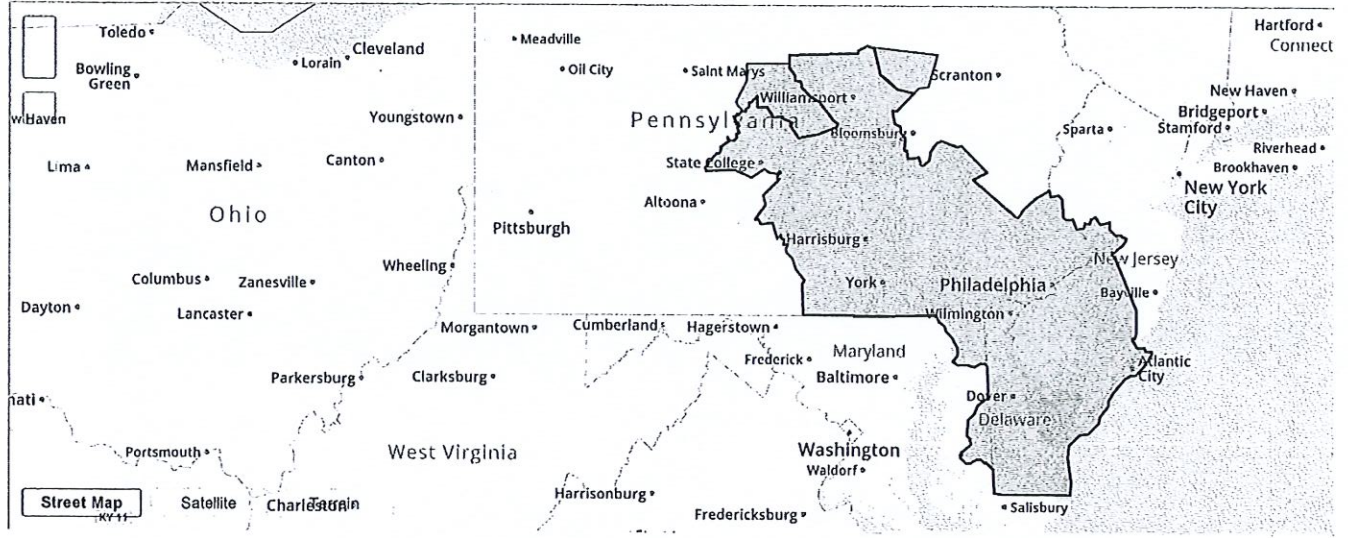
ULS License

PCS Broadband License - WPOI416 - NEW CINGULAR WIRELESS PCS, LLC

Map

Call Sign	WPOI416	Radio Service	CW - PCS
Market	MTA009 - Philadelphia	Channel Block	A
Submarket	15	Associated Frequencies (MHz)	001850.0 001930.0
Auction	04 - BB PCS A/B		

License Geography



License Spectrum Range: 1855-1860; 1935-1940 | 1850-1860; 1930-1940



ULS License

PCS Broadband License - WPOI417 - New Cingular Wireless PCS, LLC

Call Sign	WPOI417	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	MTA009 - Philadelphia	Channel Block	A
Submarket	9	Associated Frequencies (MHz)	001850.00000000-001865.00000000-001930.00000000-001945.00000000

Dates

Grant	06/05/2015	Expiration	06/23/2025
Effective	08/31/2018	Cancellation	

Buildout Deadlines

1st	06/23/2000	2nd	06/23/2005
-----	------------	-----	------------

Notification Dates

1st	06/29/2000	2nd	05/26/2004
-----	------------	-----	------------

Licensee

FRN	0003291192	Type	Corporation
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Licensee

New Cingular Wireless PCS, LLC 208 S Akard St., RM 1015 Dallas, TX 75202 ATTN Cecil J Mathew	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
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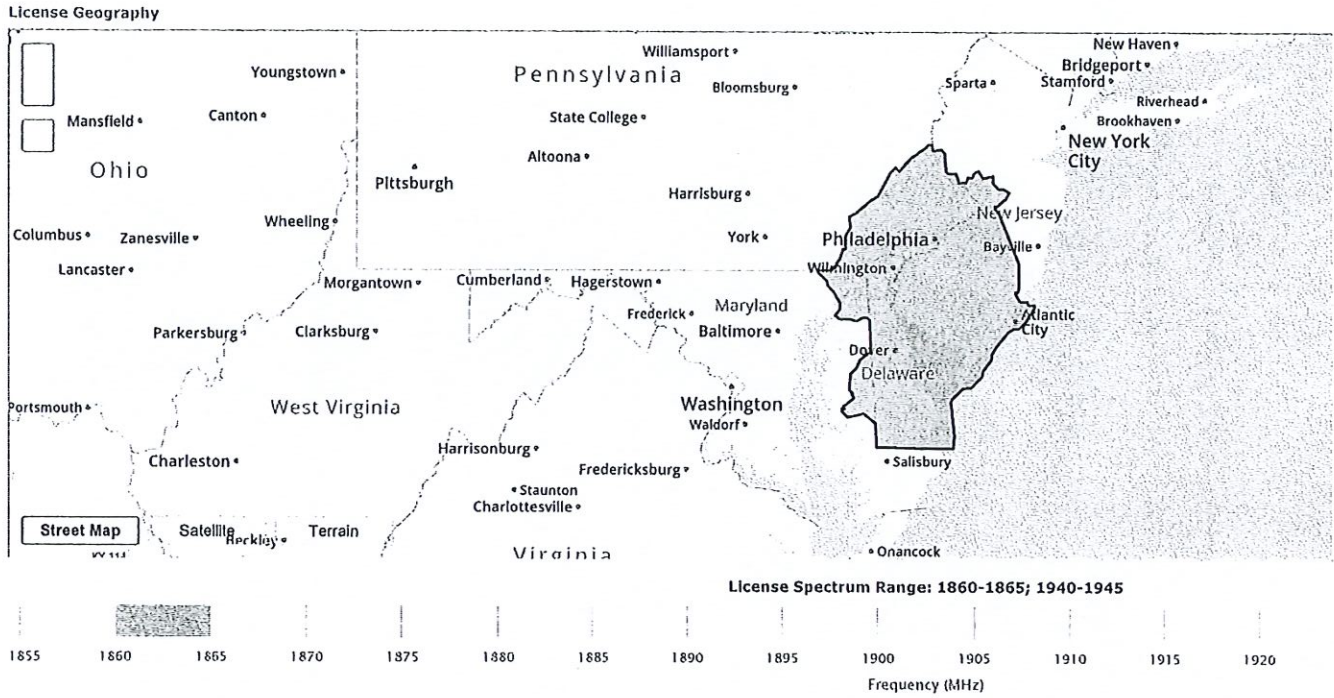
Contact

AT&T Mobility LLC Cecil J Mathew Esq 208 S Akard St., RM 1015 Dallas, TX 75202 ATTN FCC Group	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
---	---

Ownership and Qualifications

ULS License
 PCS Broadband License - WPOI417 - New Cingular Wireless PCS, LLC
Map

Call Sign	WPOI417	Radio Service	CW - PCS
Market	MTA009 - Philadelphia	Channel Block	A
Submarket	9	Associated Frequencies (MHz)	001850.0 001930.0
Auction	04 - BB PCS A/B		



ULS License

700 MHz Lower Band (Blocks C, D) License - WPWU949 - New Cingular Wireless PCS, LLC

Call Sign	WPWU949	Radio Service	WZ - 700 MHz Lower Band (Blocks C, D)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	CMA004 - Philadelphia, PA	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000710.00000000-000716.00000000-000740.00000000-000746.00000000

Dates

Grant	07/23/2019	Expiration	06/13/2029
Effective	07/23/2019	Cancellation	

Buildout Deadlines

1st	06/13/2019	2nd	
-----	------------	-----	--

Notification Dates

1st	04/05/2018	2nd	04/05/2018
-----	------------	-----	------------

Licensee

FRN	0003291192	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

New Cingular Wireless PCS, LLC 208 S Akard St., RM 1015 Dallas, TX 75202 ATTN Cecil J Mathew	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
---	---

Contact

AT&T Mobility LLC Cecil J Mathew 208 S Akard St., RM 1015 Dallas, TX 75202 ATTN Michael P. Goggin	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
---	---



Universal Licensing System

[FCC](#) > [WTB](#) > [ULS](#) > [Online Systems](#) > License Search

[FCC Site Map](#)

700 MHz Lower Band (Blocks C, D) License - WPWU949 - New Cingular Wireless PCS, LLC

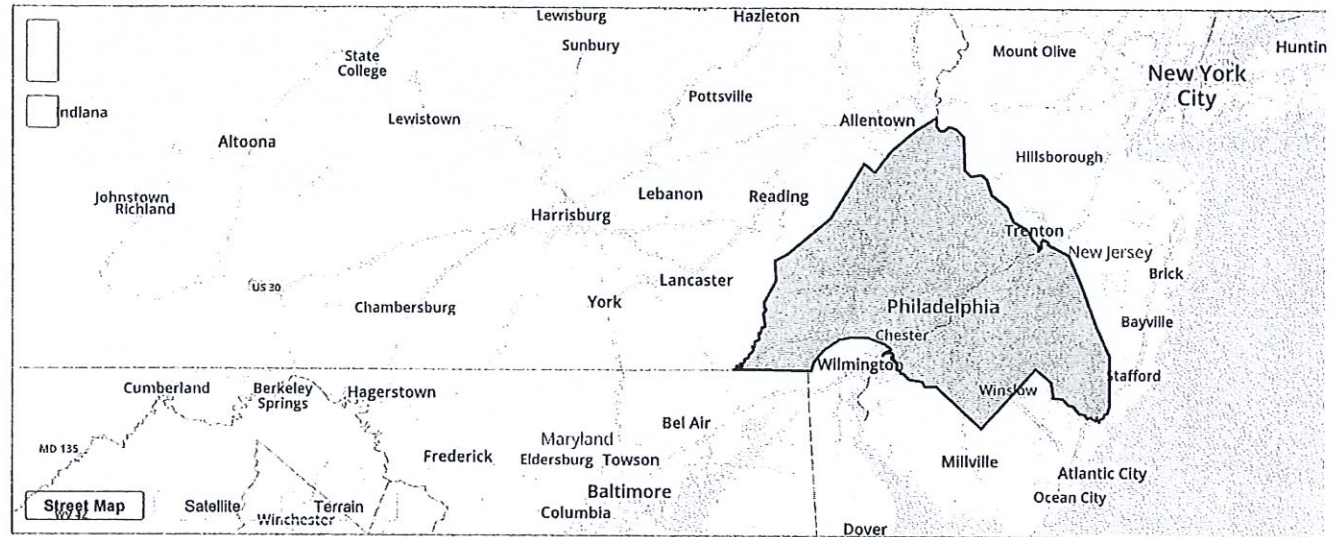
Map

[New Search](#) [Refine Search](#) [Return to Results](#) [Printable Page](#) [Reference Copy](#)

MAIN ADMIN MARKET **MAP**

Call Sign	WPWU949	Radio Service	WZ - 700
Market	CMA004 - Philadelphia, PA	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000710.00 000740.00
Auction	44 - 700Lwr-C,D		

License Geography



License Spectrum Range: 710-716; 740-746



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By Call Sign =

ULS License

AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGD671 - New Cingular Wireless PCS, LLC

Call Sign	WQGD671	Radio Service	AW - AWS (1710-1755 MHz and 2110-2155 MHz)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	CMA004 - Philadelphia, PA	Channel Block	A
Submarket	0	Associated Frequencies (MHz)	001710.00000000-001720.00000000-002110.00000000-002120.00000000

Dates

Grant	12/18/2006	Expiration	12/18/2021
Effective	02/20/2019	Cancellation	

Buildout Deadlines

1st	2nd
-----	-----

Notification Dates

1st	2nd
-----	-----

Licensee

FRN	0003291192	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

New Cingular Wireless PCS, LLC 208 S Akard St. RM 1015 Dallas, TX 75202 ATTN Cecil J Mathew	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
--	---

Contact

AT&T Mobility LLC Cecil J Mathew 208 S Akard St., RM 1015 Dallas, TX 75202 ATTN Michael P. Goggin	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
---	---

ULS License

AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGD671 - New Cingular Wireless PCS, LLC

Map

Call Sign: WQGD671
Market: CMA004 - Philadelphia, PA
Submarket: 0

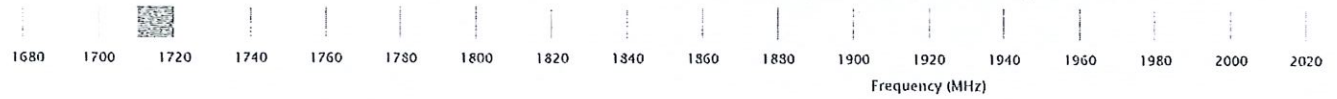
Radio Service: AW - AWS
Channel Block: A
Associated Frequencies (MHz): 001710.0i
002110.0i

Auction: 66 - AWS-1

License Geography



License Spectrum Range: 1710-1720; 2110-2120



ULS License

700 MHz Lower Band (Blocks A, B & E) License - WQIZ618 - New Cingular Wireless PCS, LLC

Call Sign	WQIZ618	Radio Service	WY - 700 MHz Lower Band (Blocks A, B & E)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	BEA012 - Philadelphia-Wilmington-Atlantic City, PA-NJ-DE-MD	Channel Block	E
Submarket	0	Associated Frequencies (MHz)	000722.00000000-000728.00000000

Dates

Grant	06/26/2008	Expiration	03/07/2021
Effective	08/31/2018	Cancellation	

Buildout Deadlines

1st	03/07/2017	2nd	03/07/2021
-----	------------	-----	------------

Notification Dates

1st	03/15/2017	2nd	
-----	------------	-----	--

Licensee

FRN	0003291192	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

New Cingular Wireless PCS, LLC 208 S Akard St., RM 1016 Dallas, TX 75202 ATTN Leslie Wilson	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
--	---

Contact

AT&T Mobility LLC Cecil J Mathew 208 S Akard St., RM 1015 Dallas, TX 75202 ATTN Michael P. Goggin	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
---	---

ULS License

700 MHz Lower Band (Blocks A, B & E) License - WQIZ618 - New Cingular Wireless PCS, LLC

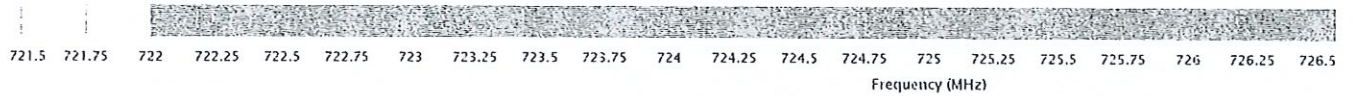
Map

Call Sign	WQIZ618	Radio Service	WY - 700
Market	BEA012 - Philadelphia-Wilmington-Atlantic City, PA-NJ-DE-MD	Channel Block	E
Submarket	0	Associated Frequencies (MHz)	000722.01
Auction	73 - 700 MHz		

License Geography



License Spectrum Range: 722-728





230 Overlook Road | Morgantown, PA 19543

February 25, 2021

Radio Frequency Design Report

AT&T's Proposed Location
"CON01_003"

139 W. 3RD AVENUE
CONSHOHOCKEN, PA19428
MONTGOMERY COUNTY

INTRODUCTION:

The Application for Municipal Approval, submitted by New Cingular Wireless PCS, LLC (AT&T), is to install a Wireless Telecommunications Facility consisting of one antenna. This antenna will be mounted at 43' 3" (antenna centerline) on top of a utility pole, along with associated equipment on the property located at 139 W. 3RD AVENUE, CONSHOHOCKEN, PA 19428.

I, Shaun Paul, am a Wireless Consultant, contracted by AT&T and its partners, to design and evaluate communications systems. I have over 20 years of experience in the wireless industry. My responsibilities include identifying network deficiencies, respective to service coverage and capacity in wireless communications systems, and assessing the ability of proposed antenna sites to adequately remedy those deficiencies. Further details regarding my professional profile are contained in *Appendix C* of this report.

AT&T is licensed by the Federal Communications Commission (FCC) to serve the public within Montgomery County and throughout Pennsylvania. To accomplish this, the FCC has authorized AT&T to construct and operate a network of wireless communication facilities in Pennsylvania and across the United States. Pursuant to FCC regulations and its FCC license, AT&T seeks to construct its network of wireless communications facilities in order to provide the public with substantially seamless coverage and to provide reliable wireless services within its licensed area. AT&T's FCC licenses for Montgomery County Pennsylvania are attached as *Appendix A* of this document.

AT&T seeks to design its wireless network to provide reliable wireless services to its customers, whether those customers are on the street, in a vehicle, or in a building. Providing reliable service to its customers in each context is critical for AT&T to provide the quality of wireless services that is necessary for both voice and data services. According to the CDC¹, greater than one-half of American homes (53.9%) exclusively have cellular phones. Additionally, Cisco² represents that mobile data traffic has grown 17-fold over the past 5 years, and is projecting that the average smart phone will generate 11 GB of traffic per month by 2022, an increase of over four times the 2017 average of 2 GB per month

In an effort to operate its network and meet service requirements for its customers, AT&T must have a system of relatively low power cell sites to serve portable wireless communication handsets and mobile devices. A typical facility, such as the one proposed, consists of antennas mounted to a structure which are connected to radio operating equipment housed at or near the structure. A number of factors determine the distance between the cell sites including (but not limited to): topography, physical obstructions, foliage, antenna height, power levels, and operating frequency.

¹ <https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless201806.pdf>

² https://www.cisco.com/c/en/us/solutions/collateral/service-provider/visual-networking-index-vni/white-paper-c11-738429.html#_Toc953325

PROJECT DESCRIPTION:

AT&T is seeking to construct a new facility to address the existing network demand by providing improved in building coverage and capacity relief to the surrounding sites. AT&T's existing wireless network in the area surrounding the proposed location is not adequate to properly serve its customers who live and/or operate businesses in portions of the borough. The existing facilities currently serving this area are approaching a point of capacity exhaust due to the continued growing customer demand and increased usage on the AT&T network.

The proposed facility is commonly referred to in the wireless industry as a microcell or "Small Cell" telecommunication facility. Small cell facilities are typically constructed in densely populated or heavily trafficked areas in order to provide precise coverage and capacity relief to the surrounding "Macro" telecommunications facilities. This proposed facility will not only provide capacity relief for the surrounding sites, but will also provide improved in building coverage for the AT&T customers in the targeted area. Small Cell facilities operate at a reduced transmit power level typically through a single low-profile antenna. As a result, these facilities provide a much smaller coverage area when compared to Macro facilities making the precise placement even more critical.

The location of the proposed facility is based heavily on its proximity to the AT&T's subscribers. To effectively provide adequate service, a telecommunications facility must be located as close to the subscriber density as possible. The use of a small cell facility provides an aesthetically pleasing solution that allows AT&T to better manage and evenly distribute capacity across multiple small cell facilities.

TECHNICAL PARAMETERS:

AT&T plans to install (1) Galtronics GQ2412-06613 “can-tenna” style antenna with a centerline height of 44’ 3”. AT&T plans to install (2) Remote Radio Heads (RRHs) within an equipment shroud at a centerline of 14’ 8”. The RRHs provide radio connectivity to the antennas, while also converting radio-frequency signals to light, as the RRHs are fiber optically fed

AT&T utilizes both fourth-generation (4G) and fifth-generation (5G) Long Term Evolution (LTE) technology to service its customers in this area. The LTE (4G) specification provides downlink peak rates of 300 Mbit/s, uplink peak rates of 75 Mbit/s, and QoS provisions permitting a transfer latency of less than 5 ms in the radio access network. LTE has the ability to manage fast-moving mobiles and concurrently supports multi-cast and broadcast streams. LTE supports scalable carrier bandwidths, from 1.4 MHz to 20 MHz and supports both frequency division duplexing (FDD) and time-division duplexing (TDD).

Using Quality of Service Class Identifiers (QCI), the LTE network allows prioritization of real-time services (voice conversation) over non-real-time (web surfing or TCP traffic). There are nine different QCIs, each with their own respective priority, allowable latency, and packet error loss constraints. The proposed configuration allows for excellent class or quality of service, even during periods of heavy congestion.

Respective to modulation, LTE utilizes OFDM, Orthogonal Frequency Division Multiplex, as the signal bearer and the associated access schemes, OFDMA (Orthogonal Frequency Division Multiplex) and SC-FDMA (Single Frequency Division Multiple Access).

AT&T utilizes 700, 850, 1900, 2100 and 2300 MHz for its LTE network in this area. The propagation characteristics for each frequency range are different, and those differences must be accounted for when selecting the optimal location for a new facility. Lower frequencies are capable of covering a much larger geographic area than that of higher frequencies. All 4G LTE services provide access to voice calls with a technology called Voice over LTE (VoLTE).

PROPAGATION MAPS:

In order to evaluate a service gap or deficiency in an area, AT&T performs signal propagation studies using Forsk Atoll software. The software is a predictive modeling tool that projects areas where sufficient coverage exists by taking into consideration topography, vegetation, and other morphology, which may attenuate the radio signal. AT&T has invested countless resources in ensuring the accuracy of the models used in this software tool.

EXISTING AT&T SERVICE:

The propagation map shown below in Figure 1 represents the best-server coverage footprints from the existing AT&T facilities. AT&T is currently transmitting from (3) existing facilities located within the Borough. However, the site which serves this area is located outside the borough and is labeled on the map as West Conshocken. This existing facility is located on the Marriott West Hotel approximately 0.6 miles South West from the proposed facility. The dark blue areas on the map below represent the areas covered by the West Conshocken facility, specifically the north facing sector. AT&T mobile devices used in the dark blue areas in the map below would be served by this existing capacity limited facility.

The proposed facility shown in the map below as RPHL_CON01_003 was designed with the objective of providing capacity relief, with improved signal strength and signal quality for the residential and business areas along and around Maple Street between 1st Ave and 6th Ave.

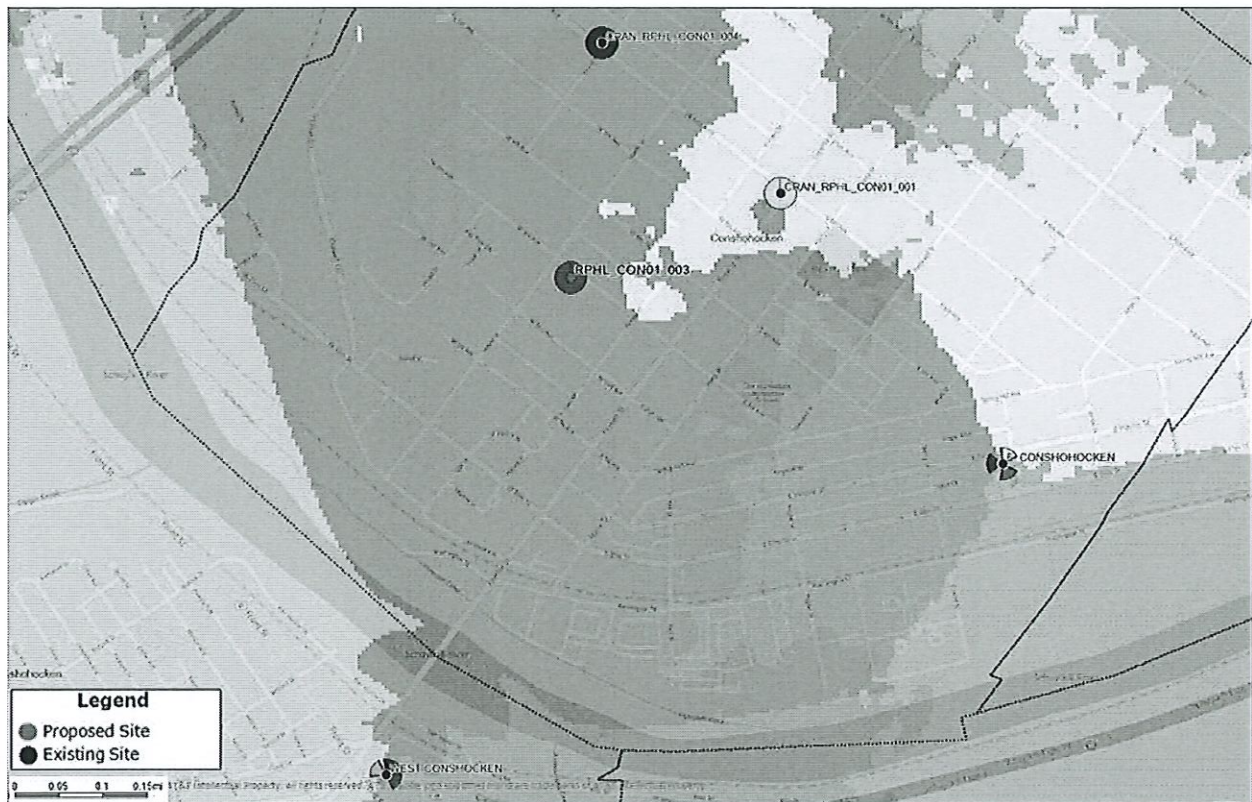


Figure 1: Existing AT&T Best Server Coverage without Proposed Facility

PROPOSED AT&T COVERAGE UPGRADE:

The existing AT&T customer demand and usage has resulted in portions of the Conshohocken borough being under-served. The proposed facility will provide a single dominant server in the targeted area and will provide adequate signal strength to penetrate the building materials common to high subscribe density areas. AT&T mobile devices in the newly shaded green coverage areas (Figure 2 below) will be served by the proposed facility thereby reducing the traffic load on the West Conshocken site.

It's important to note that the coverage area of the proposed site is much smaller when compared to that of the existing West Conshocken coverage (dark blue). Any decrease in antenna height at the proposed facility would reduce the offload area and diminish the effectiveness of the proposed site.

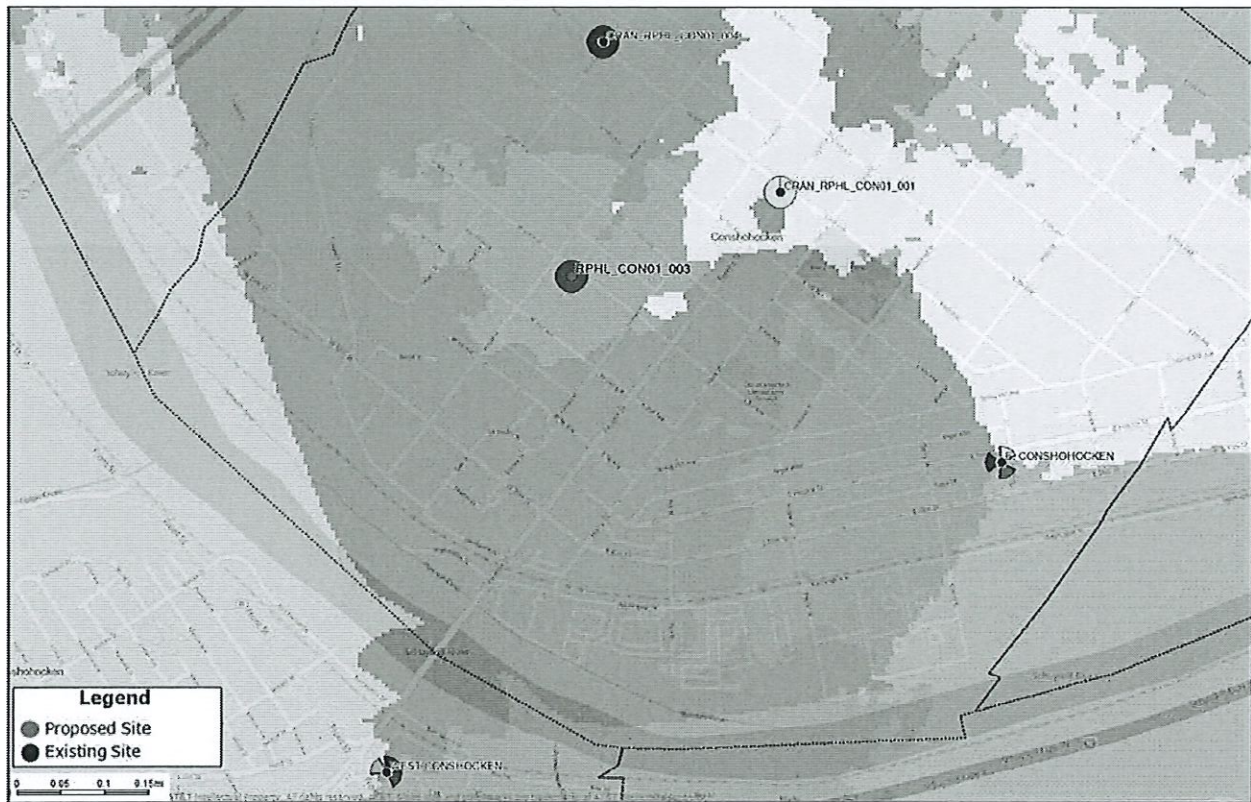


Figure 2: AT&T Best Server Sector Coverage with Proposed Facility

SHARED USE OF EXISTING STRUCTURES:

AT&T and other wireless carriers always look to share or collocate on existing structures wherever possible. This practice is beneficial to municipalities as it limits the proliferation of tall structures or towers. Collocating also benefits the carriers by reducing the amount of time and costs associated with constructing a new wireless facility.

In the case of this application the proposed facility will be collocated on a utility pole.

COMPLIANCE WITH FEDERAL EMISSION STANDARDS:

The FCC requires all wireless antenna operators to perform an assessment of potential human exposure to radiofrequency (RF) fields emanating from all the transmitting antennas at a site whenever antenna operations are added or modified, and to ensure compliance with the Maximum Permissible Exposure (MPE) limit in the FCC regulations.

AT&T has provided a separate independent expert assessment of the RF levels and related FCC compliance for the wireless antenna operation on the proposed facility. The report, entitled Electromagnetic Exposure Analysis: "CON01_003" (dated 2/25/2021), was submitted with the application to the municipality.

The aforementioned analysis indicates that the maximum level of RF energy to which the public may be exposed due to the proposed wireless communication facility will be below all applicable health and safety limits. Specifically; **"Using upper limit assumptions for the AT&T equipment configuration, the cumulative radio-frequency exposure levels would be less than 3.5% of the applicable FCC standard at all locations of ground level public access. When calculated at antenna centerline height, the cumulative radio-frequency exposure levels would be less than 41% of the applicable FCC standard at all locations of public access including adjacent structures and their rooftops."**

SUMMARY OF FINDINGS:

In my professional opinion, the proposed facility is extremely well suited to provide enhanced services to the AT&T subscribers located in the central borough of Conshohocken. This portion of the borough is currently under-served resulting from inadequate capacity and coverage from the surrounding facilities. The design, facility location and proposed antenna height will provide adequate reliable services to the AT&T subscribers in the targeted geographic area.

As previously stated, the volume of mobile data usage has grown at an extreme rate over the last several years. The demand for faster speeds, the ability to use the mobile device in places previously not targeted, and the customers expectation of having unrestricted access to the network, has truly redefined the objectives for a proper network design.

Without the proposed facility, AT&T customers may experience an inability to place, receive and maintain phone calls (including calls to 911), reduced data speeds, or failure to gain access to the data network.

Based on my professional opinion, the analysis supplied in this Comprehensive RF Report demonstrates the need for building the proposed facility. The addition of this facility will allow AT&T to provide reliable wireless service to the target area and achieve its objectives. The proposed facility represents an exceptionally suitable location for AT&T which has been confirmed by use of reliable computer modeling.

Respectfully Submitted,



Shaun M Paul
RF Services, Inc.
230 Overlook Drive
Morgantown, PA 19543

On Behalf of:
New Cingular Wireless PCS, LLC
d/b/a AT&T Mobility

APPENDIX A: List of FCC Licenses AT&T Holds in Montgomery County, Pennsylvania

LICENSEE NAME	CALL SIGN	FRN	FCC MKT NO.	BLOCK	COUNTY	STATE	MHZ	FREQUENCIES	Band
New Cingular Wireless PCS, LLC	WQJU425	0003291192	CMA004	B	Montgomery	PA	12	704-710, 734-740	700 MHz
New Cingular Wireless PCS, LLC	WPWU949	0003291192	CMA004	C	Montgomery	PA	12	710-716, 740-746	700 MHz
New Cingular Wireless PCS, LLC	WPZA236	0003291192	EAG702	D	Montgomery	PA	6	716-722	700 MHz
New Cingular Wireless PCS, LLC	WQIZ618	0003291192	BEA012	E	Montgomery	PA	6	722-728	700 MHz
AT&T Spectrum Holdings LLC	WQZM733	0025241142	PEA006	E	Montgomery	PA	10	637-642, 683-688	700 MHz
New Cingular Wireless PCS, LLC	KNKA382	0003291192	CMA004	A	Montgomery	PA	25	824-835, 869-880, 845-846.5, 890-891.5	850 MHz
New Cingular Wireless PCS, LLC	WPOI417	0003291192	MTA009	A9	Montgomery	PA	10	1860-1865, 1940-1945	1900 MHz
New Cingular Wireless PCS, LLC	WPOI416	0003291192	MTA009	A15	Montgomery	PA	20	1850-1860, 1930-1940	1900 MHz
New Cingular Wireless PCS, LLC	KNLG690	0003291192	BTA346	D	Montgomery	PA	10	1865-1870, 1945-1950	1900 MHz
New Cingular Wireless PCS, LLC	WQGD671	0003291192	CMA004	A	Montgomery	PA	20	1710-1720, 2110-2120	2100 MHz
AT&T Wireless Services 3 LLC	WQVN688	0023910920	BEA012	H	Montgomery	PA	10	1760-1765, 2160-2165	2100 MHz
AT&T Wireless Services 3 LLC	WQVN689	0023910920	BEA012	I	Montgomery	PA	10	1765-1770, 2165-2170	2100 MHz
New Cingular Wireless PCS, LLC	KNLB314	0003291192	MEA004	A	Montgomery	PA	10	2305-2310, 2350-2355	2300 MHz
New Cingular Wireless PCS, LLC	KNLB275	0003291192	MEA004	B	Montgomery	PA	10	2310-2315, 2355-2360	2300 MHz
New Cingular Wireless PCS, LLC	WPQL631	0003291192	REA001	CA	Montgomery	PA	5	2315-2320	2300 MHz
New Cingular Wireless PCS, LLC	KNLB297	0003291192	REA001	D	Montgomery	PA	5	2345-2350	2300 MHz

APPENDIX B: Existing AT&T facilities surrounding the Proposed Location

AT&T Site Name	Latitude	Longitude	Structure Type	Address	City	Distance from Proposed Site Location (miles)	Antenna Centerline (feet)
CRAW_RPHL_CON01_001	40.0780	-75.3023	Utility Pole	528 FAYETTE Street @ (POLE)	CONSHOHOCKEN	0.2	34
CRAW_RPHL_CON01_004	40.0804	-75.3061	Utility Pole	271 MAPLE Street @ (POLE)	CONSHOHOCKEN	0.3	34
E. CONSHOHOCKEN	40.0736	-75.2977	ROOFTOP	441 EAST HECTOR STREET	CONSHOHOCKEN	0.5	70
WEST CONSHOCKEN	40.0686	-75.3106	BUILDING-SIDE MOUNT	PHILADELPHIA MARRIOTT WEST 111 CRAWFORD AVENUE	WEST CONSHOHOCKEN	0.6	161
UNION HILL	40.0684	-75.3255	MONOPOLE	15 UNION HILL ROAD WEST C	WEST CONSHOHOCKEN	1.1	92
CONSHOHOCKEN CURVE	40.0798	-75.2848	UTILITY	1200 DURANT STREET	WEST CONSHOHOCKEN	1.2	132
RIDGE & BUTLER PK	40.0921	-75.2942	UTILITY	100 SHERWOOD LANE	CONSHOHOCKEN	1.3	75
PLYMOUTH MEETING	40.0977	-75.3150	SELF SUPPORT	1155 CONSHOHOCKEN ROAD	PLYMOUTH MEETING	1.5	148
WEST SPRING MILLS	40.0675	-75.2786	SELF SUPPORT	1700 WAVERLY ROAD	GLADWYNE	1.6	111
SWEDELAND	40.0852	-75.3357	UTILITY	2200 RENAISSANCE	KING OF PRUSSIA	1.6	143
GULPH STATION	40.0670	-75.3414	MONOPOLE	1050 TRINITY LANE	KING OF PRUSSIA	2.0	100

PROFESSIONAL EXPERIENCE

RF Consultant –RF Services Inc.

- Extensive wireless carrier experience with over 20 years working with Nextel Partners, Sprint, AT&T Wireless, Verizon Wireless, T-Mobile and Clearwire.
- Have been qualified and testified as an Expert in Radio Frequency Design for over 300 municipal hearings throughout the tri-state area.
- Expert in site design performing more than 1,000 candidate/cluster evaluations, aimed toward achieving design goals for iDEN/LTE/UMTS/CDMA/EVDO/WiMAX networks
- RF Manager with a team of 20 RF engineers responsible for the Central PA, Baltimore and Washington DC networks.
- Project Lead for several large-scale next generation deployments
- Completed search rings, site visits, and Final RF Designs for over 2,000 sites
- Completed over 50 Greenfield market designs for markets across the United States
- Performed upwards of 100 FCC Compliance Surveys in wireless markets throughout the United States

AT&T "CON01_003"

RF MODELLING WITH AND WITHOUT PROPOSED SITE

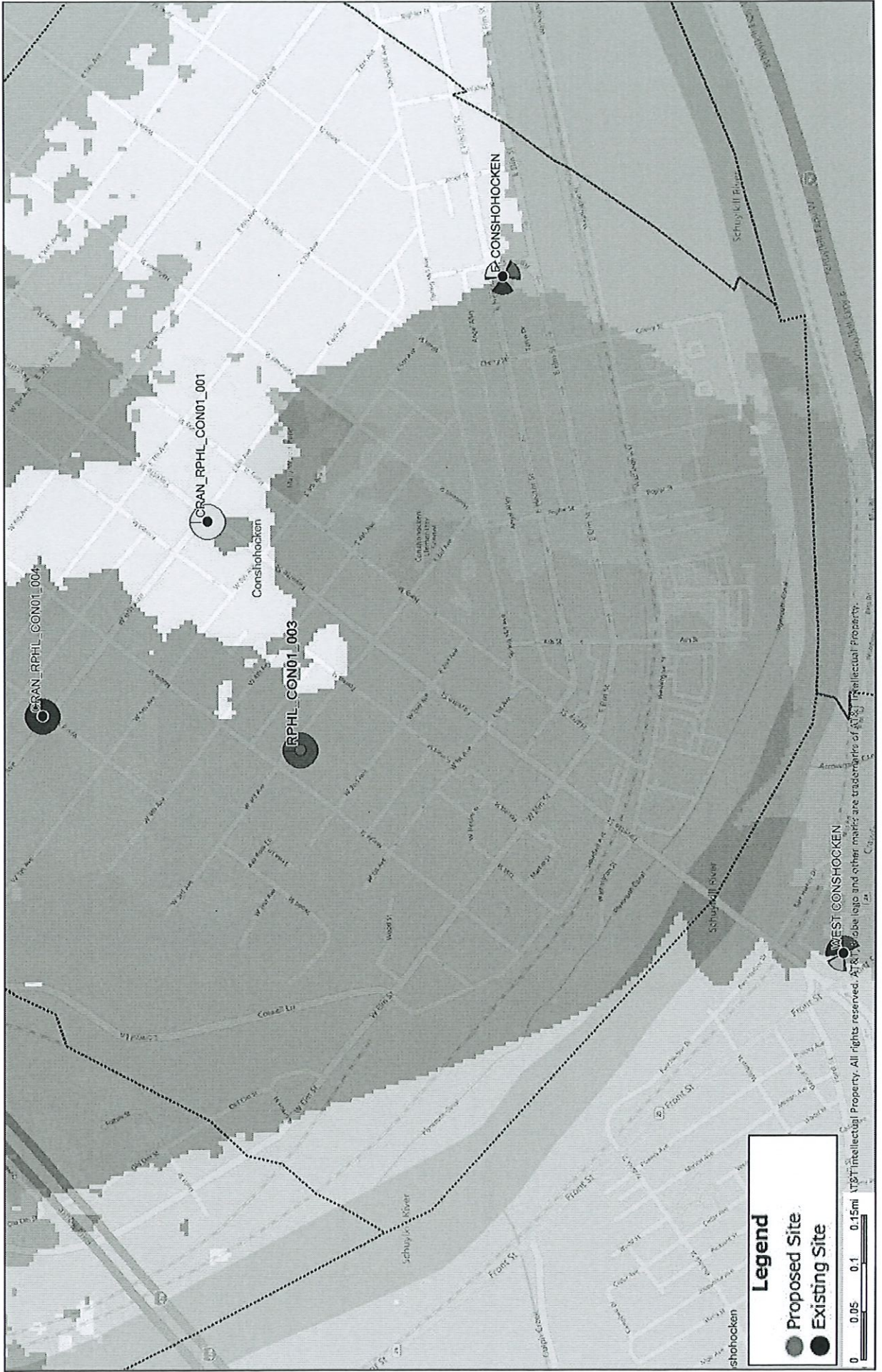
FEBRUARY 23rd 2021



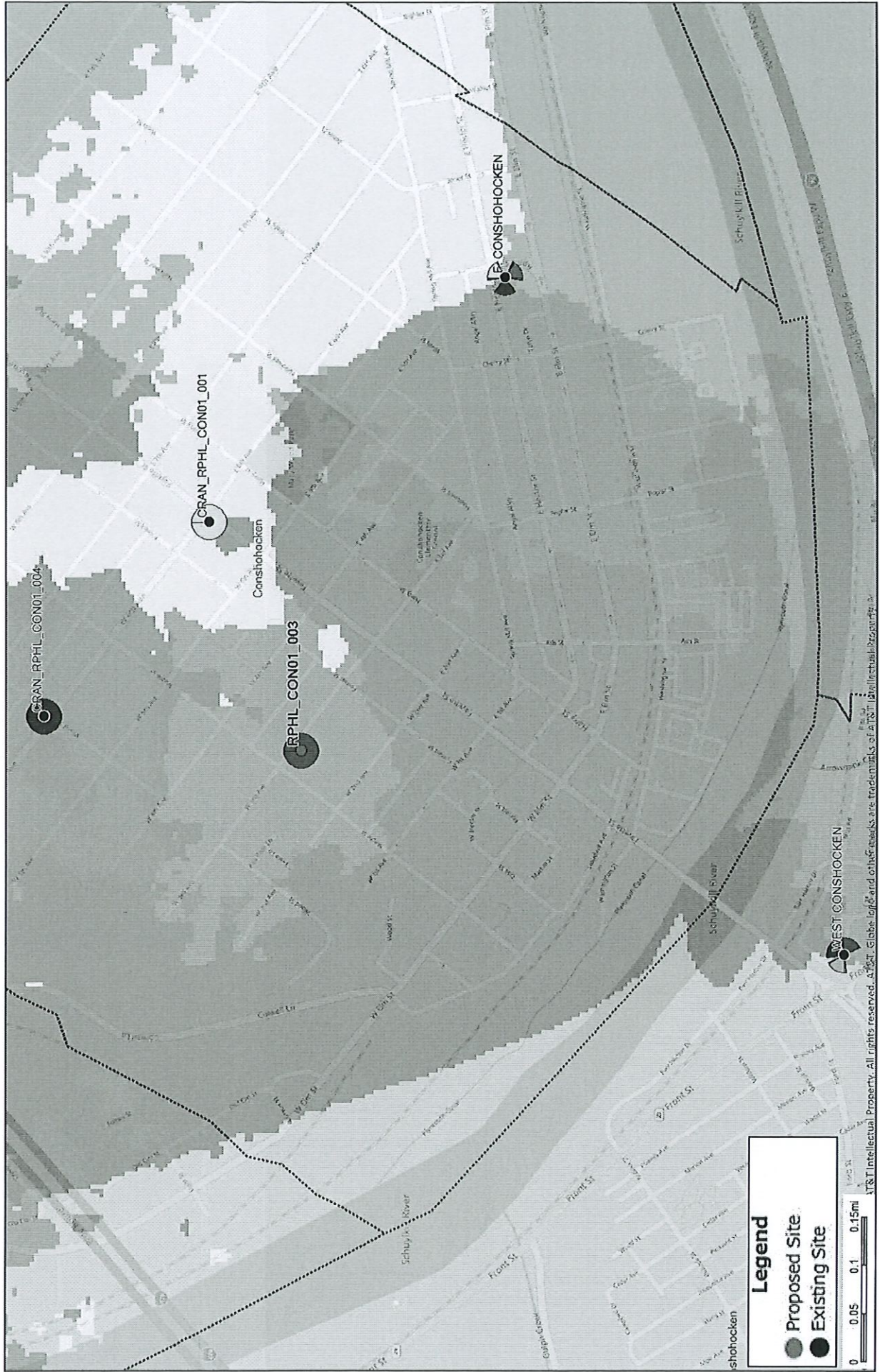
Rethink Possible[®]

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BEST SERVERING SECTOR WITHOUT PROPOSED FACILITY



BEST SERVERING SECTOR WITH PROPOSED FACILITY



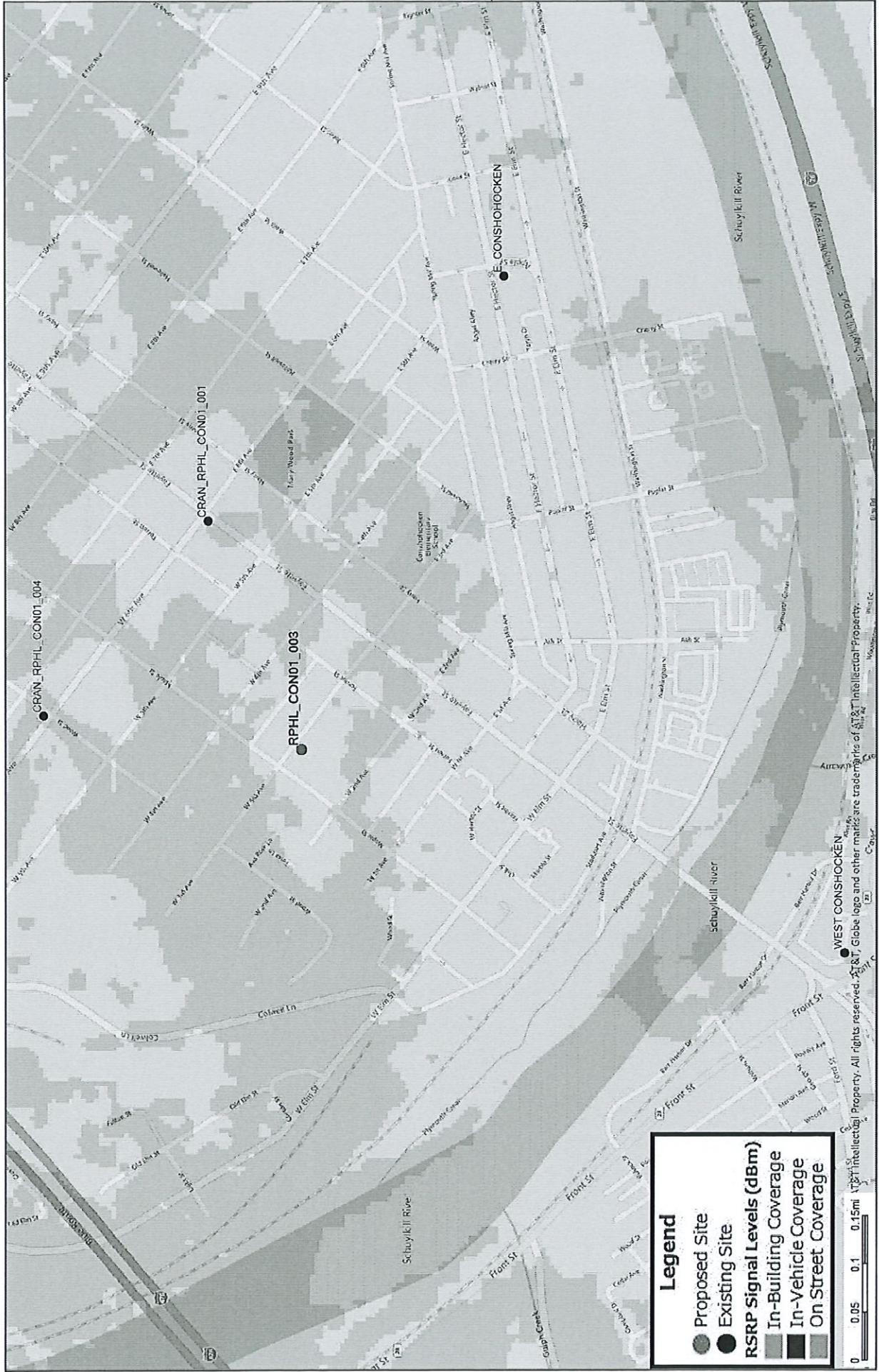
GROUND ELEVATION AROUND PROPOSED FACILITY



1900 MHZ RELIABLE COVERAGE WITHOUT PROPOSED FACILITY



1900 MHz RELIABLE COVERAGE WITH PROPOSED FACILITY



Legend

- Proposed Site
- Existing Site
- RSRP Signal Levels (dBm)
- In-Building Coverage
- In-Vehicle Coverage
- On Street Coverage

0 0.05 0.1 0.15mi
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Fax: 610.584.5387
info@dBmEng.com



February 25, 2021
Samantha Berman
Jacobs
200 N. Warner Road
King of Prussia, PA 194

Subject: FCC Compliance Analysis
"CON01_003"
Latitude: 40.076614° N
Longitude: 75.306695° W
139 West 3rd Ave
Conshohocken, PA

Ms. Berman:

I have received and executed your request that I perform an independent evaluation of the anticipated radio-frequency emission levels for the AT&T telecommunications facility proposed at the above referenced coordinates. The intention of this study is to verify compliance with Federal Communications Commission (hereafter "FCC") guidelines for human exposure limits to radio-frequency electromagnetic fields as per FCC Code of Federal Regulation 47 CFR 1.1307 and 1.1310 which incorporate ANSI standards C95.3. As a registered Professional Engineer, I am bound by a code of ethics to hold paramount the safety, health, and welfare of the public. All statements and calculations offered herein are made in an objective and truthful manner pursuant to that code.

Summary of Findings

The maximum exposure to radio-frequency emissions from the proposed AT&T equipment will be far below FCC exposure limits. **Using upper limit assumptions for the AT&T equipment configuration, the cumulative radio-frequency exposure levels would be less than 3.5% of the applicable FCC standard at all locations of ground level public access. When calculated at antenna centerline height, the cumulative radio-frequency exposure levels would be less than 41% of the applicable FCC standard at all locations of public access including adjacent structures and their rooftops.** The following charts specifically illustrate the anticipated exposure levels in areas surrounding the facility. All exposure limits have been calculated using the methods prescribed in FCC Office of Engineering and Technology (OET) Bulletin 65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio-frequency Electromagnetic Fields". These upper-limit conditions include maximum traffic loading, maximum radio output, and constructive interference from ground reflection. AT&T will remain within their FCC governed limits for output power but for worst-case analysis purposes, the equipment theoretical output power is considered in this analysis. Additionally, signal attenuation due to environmental clutter such as buildings, trees, and roadways has been ignored which will overestimate actual power densities. Continuous exposure up to 100% of FCC limit is

considered by the scientific community to be just as safe as continuous exposure at 1% of FCC limit. **My findings indicate that AT&T will be operating in full compliance with all applicable standards as outlined in their Federal Communications Commission licensure.**

Applicability of the National Telecommunications Act of 1996

This Act states that “no state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio-frequency emissions to the extent that such facilities comply with the (Federal Communications) Commission’s regulations concerning such emissions”. As indicated above, this proposed facility will be in full compliance with the FCC’s emissions standards and as such is beyond regulation in that regard.

Technical Parameters of Consideration

The above calculations were based on the equipment configuration information furnished by representatives of AT&T. Specifically, for this installation, AT&T plans to install a total of one (1) GALTRONICS GQ2412-06613 “can-tenna” style antenna (or similar) pole-top mounted on a replacement light pole with an antenna tip height of 45' 6". Transmitting through this antenna will be up to four (4) LTE channels in the 1900 MHz band at a cumulative maximum of 160 watts, up to four (4) LTE channels in the 2100 MHz band at a cumulative maximum of 160 watts, and up to eight (8) LTE channels in the 700 MHz band at a cumulative maximum of 320 watts.

Co-location of Other Wireless Providers

In an attempt to halt the proliferation of telecommunications structures and preserve as much of their natural landscape as possible many municipalities have adopted telecommunications ordinances that specifically require structures to accommodate additional wireless providers from a structural standpoint. **From the standpoint of radio-frequency exposure**, the AT&T equipment would in no way preclude the use of this facility by other providers.

Background Information

In 1985, the FCC first adopted guidelines to be used for evaluating human exposure to RF emissions. The FCC revised and updated these guidelines on August 1, 1996, as a result of a rule-making proceeding initiated in 1993. The new guidelines incorporate limits for Maximum Permissible Exposure (MPE) in terms of electric and magnetic field strength and power density for transmitters operating at frequencies between 300 kHz and 100 GHz.

The FCC's MPE limits are based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies,

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Fax: 610.584.5387
info@dBmEng.com**



the exposure limits were developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC's limits, and the NCRP and ANSI/IEEE limits on which they are based, are derived from exposure criteria quantified in terms of specific absorption rate (SAR). The basis for these limits is a whole-body averaged SAR threshold level of 4 watts per kilogram (4 W/kg), as averaged over the entire mass of the body, above which expert organizations have determined that potentially hazardous exposures may occur. The MPE limits are derived by incorporating safety factors that lead, in some cases, to limits that are more conservative than the limits originally adopted by the FCC in 1985. Where more conservative limits exist, they do not arise from a fundamental change in the RF safety criteria for whole-body averaged SAR, but from a precautionary desire to protect subgroups of the general population who, potentially, may be more at risk.

The FCC exposure limits are also based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300 MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies, whole-body absorption is less efficient, and consequently, the MPE limits are less restrictive.

MPE limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm^2), electric field strength (units of volts per meter: V/m) and magnetic field strength (units of amperes per meter: A/m). The far-field of a transmitting antenna is where the electric field vector (E), the magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal ("plane-wave" conditions).

Occupational / controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population / uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

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Fax: 610.584.5387
info@dBmEng.com



In the case of this study, the general population exposure limits have been applied as they are the more conservative set of standards.

Additional Remarks

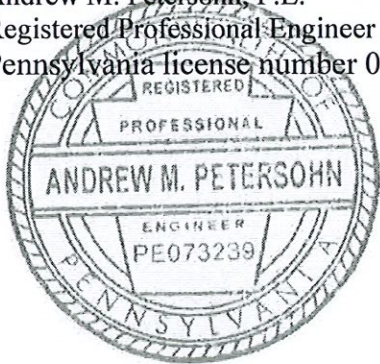
The radio-frequency emission levels from AT&T and other PCS and Cellular communications base stations are similar to that of other two-way communications systems like those used by police, fire and ambulance personnel. In contrast, commercial broadcast systems like television and radio often transmit at power levels ten times greater or more than the systems discussed above.

The biological effects on humans of non-ionizing radio-frequency exposure have been studied extensively now for decades. There have been thousands of reports produced by government agencies, universities, and private research groups that support the standards adopted by the FCC. **To date, there have been no credible studies conducted whose results showed evidence of any adverse health effects at the above exposure limits.**

Sincerely,



Andrew M. Petersohn, P.E.
Registered Professional Engineer
Pennsylvania license number 073239



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Fairview Village, PA 19409
Phone: 610.304.2024
Fax: 610.584.5387
info@dBmEng.com



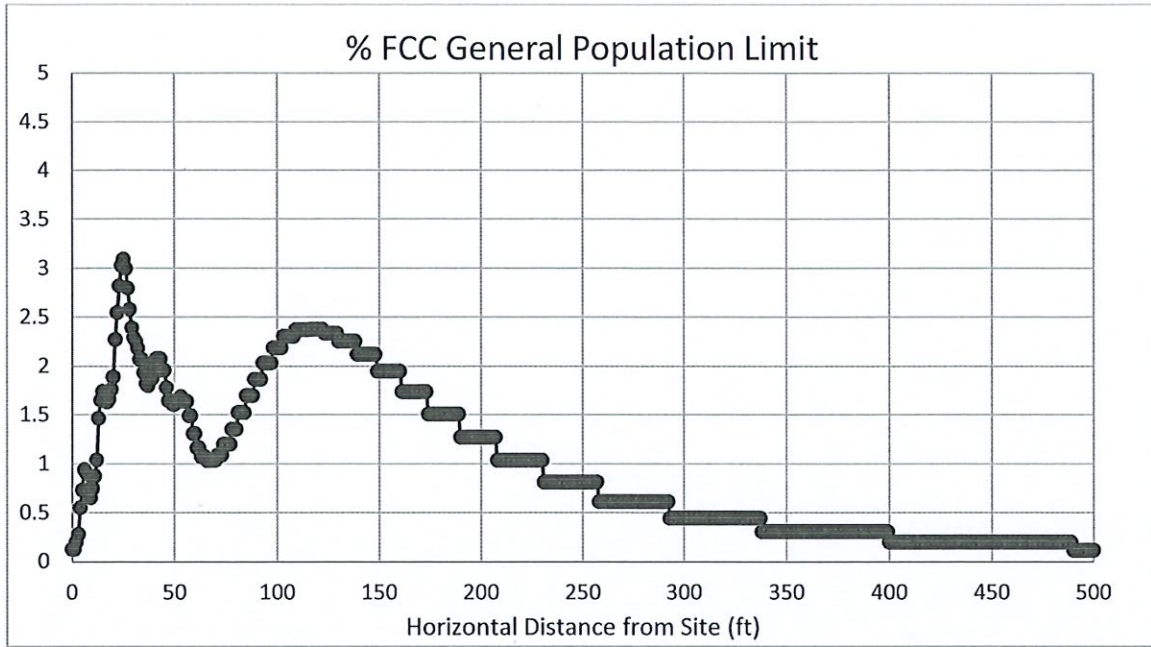


Figure-1 – calculated cumulative exposure level surrounding the proposed telecommunications facility expressed in percentage of the applicable FCC standard – ground level

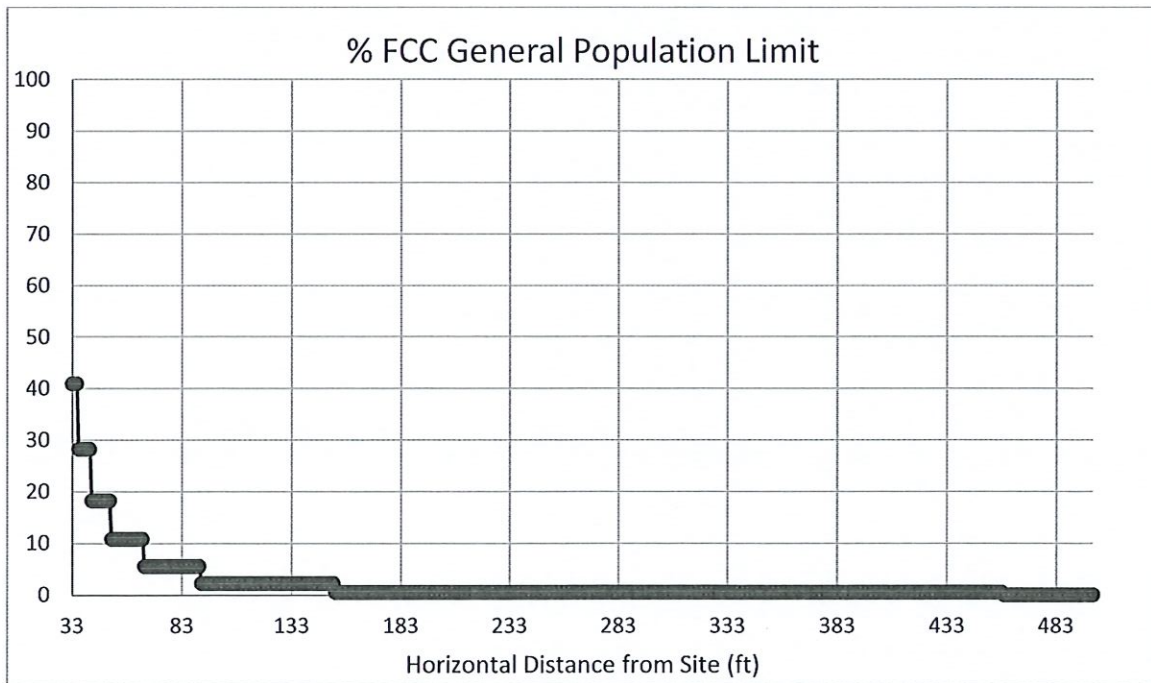


Figure-2 – calculated cumulative exposure level surrounding the proposed telecommunications facility expressed in percentage of the applicable FCC standard – antenna centerline level

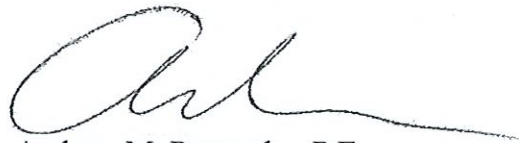
PO Box 165
 Fairview Village, PA 19409
 Phone: 610.304.2024
 Fax: 610.584.5387
info@dBmEng.com



DECLARATION OF ENGINEER

Andrew M. Petersohn, P.E., hereby states that he is a graduate telecommunications consulting engineer possessing Master and Bachelor Degrees in Electrical Engineering from Lehigh University (2005 and 1999, respectively). His corporation, dBm Engineering, P.C., has been retained by representatives of AT&T to perform an electromagnetic exposure analysis for a proposed telecommunications facility.

Mr. Petersohn asserts that the calculations and/or measurements described in this report were made personally and in a truthful and objective manner. Mr. Petersohn is a Registered Professional Engineer licensed in Pennsylvania, Delaware, Maryland, Virginia, New York, Florida and New Jersey. He has over two decades of engineering experience in the field of wireless communications. Mr. Petersohn is an active member of the National Society of Professional Engineers (NSPE) and the Pennsylvania Society of Professional Engineers (PSPE). Mr. Petersohn further states that all facts and statements contained in the foregoing document are true and accurate to the best of his knowledge. He believes, under penalty of perjury, the foregoing to be correct.



Andrew M. Petersohn, P.E.
Registered Professional Engineer
Pennsylvania license number 073239



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230 Overlook Road | Morgantown, PA 19543

LETTER ON FCC COMPLIANCE AND NON-INTERFERENCE

February 25, 2021
New Cingular Wireless PCS, LLC
d/b/a AT&T Mobility

FCC COMPLIANCE AND NON-INTERFERENCE

PROPOSED AT&T FACILITY: "CON01_003"
139 W. 3RD AVENUE
CONSHOHOCKEN, PA19428

Latitude: N 40° 4' 35.81" (NAD 83)
Longitude: W 75° 18' 24.10" (NAD 83)
Overall Structure Height (AGL): 45' 6"
Ground Elevation (AMSL): 143'

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (AT&T) is a provider of wireless communication services and is licensed by the Federal Communications Commission (FCC) to operate at a specific radio frequency, or group of frequencies, in and across its licensed area. AT&T does not transmit any radio frequency outside of their licensed frequency bands and operates entirely within the boundaries set forth by the FCC for its license(s); as such interference with municipal emergency, television, and traditional local FM and AM radio systems is avoided. Accordingly, in the unlikely event that interference does occur, AT&T agrees to abide by its existing policy of fully cooperating with the entity experiencing interference to identify and correct, to the extent reasonably possible, any issues caused by its installation and communicating with the entity experiencing interference within the legal parameters set forth under federal law.

As part of their FCC License, AT&T is required to comply with all applicable FCC regulations including safety guidelines and emission standards relating to the use of the radio frequency spectrum and with respect to non-interference.

Respectfully Submitted,

Shaun M Paul

RF Services, Inc.
230 Overlook Drive
Morgantown, PA 19543

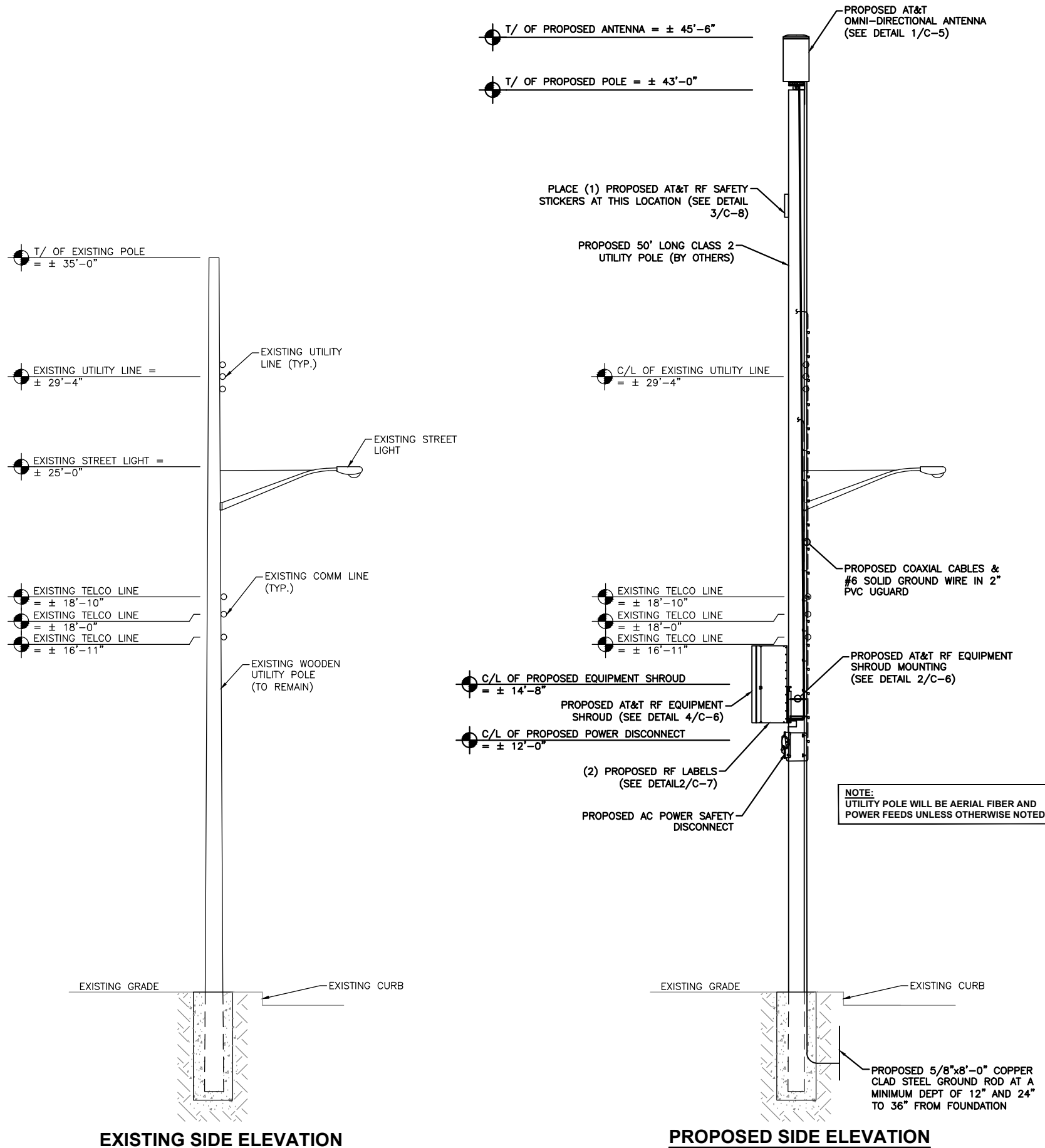


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NOTES:

1. CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS REPORT. NO EQUIPMENT SHALL BE INSTALLED UNLESS IN ACCORDANCE WITH THIS REPORT.
2. ELEVATION BASED ON IKE GPS SURVEY PERFORMED BY JACOBS ENGINEERING GROUP, INC.
3. ALL PROPOSED EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH ATT-TP 76416.
4. ALL PROPOSED HARDWARE SHALL BE STAINLESS STEEL.
5. ALL CONDUIT SHALL BE SECURED EVERY 18" OR LESS.
6. INSTALLERS WORKING IN THE AREA OF THE POLE ABOVE THE NORMAL COMMUNICATION SPACE MUST MEET OSHA 1910.269 REQUIREMENTS.
7. THE POLE/POST OWNER SHOULD ADVISE ALL EMPLOYEES THAT AT&T ANTENNAS ARE LOCATED ON SOME POLES/POSTS AND THAT THE GUIDANCE PROVIDED BY THE SIGNS SHOULD BE FOLLOWED.



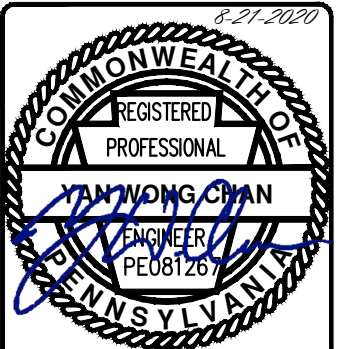
200 N. WARNER RD.
KING OF PRUSSIA, PA 19406



JACOBS Telecommunications, Inc.
200 N. WARNER RD., SUITE 203
KING OF PRUSSIA, PA 19406

PROJECT NO:	EP4TURES
DRAWN BY:	B. POTESTA
CHECKED BY:	P. CHAN

3	08.21.20	UPDATED
2	03.04.20	UPDATED
1	08.21.19	UPDATED - POLE RELOCATION
0	11.12.18	FINALS



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CON01_003
139 W. 3RD AVENUE
CONSHOHOCKEN, PA 19428

SHEET TITLE
POLE ELEVATIONS

SHEET NUMBER
C-2

NOTES:

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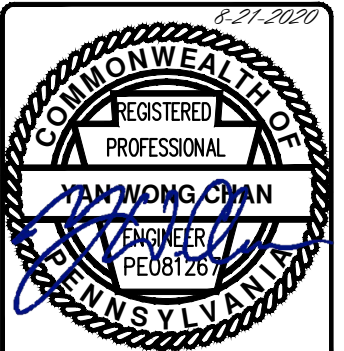
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KING OF PRUSSIA, PA 19406



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KING OF PRUSSIA, PA 19406

PROJECT NO:	EP4TURES
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1	08.21.19	UPDATED - POLE RELOCATION
0	11.12.18	FINALS

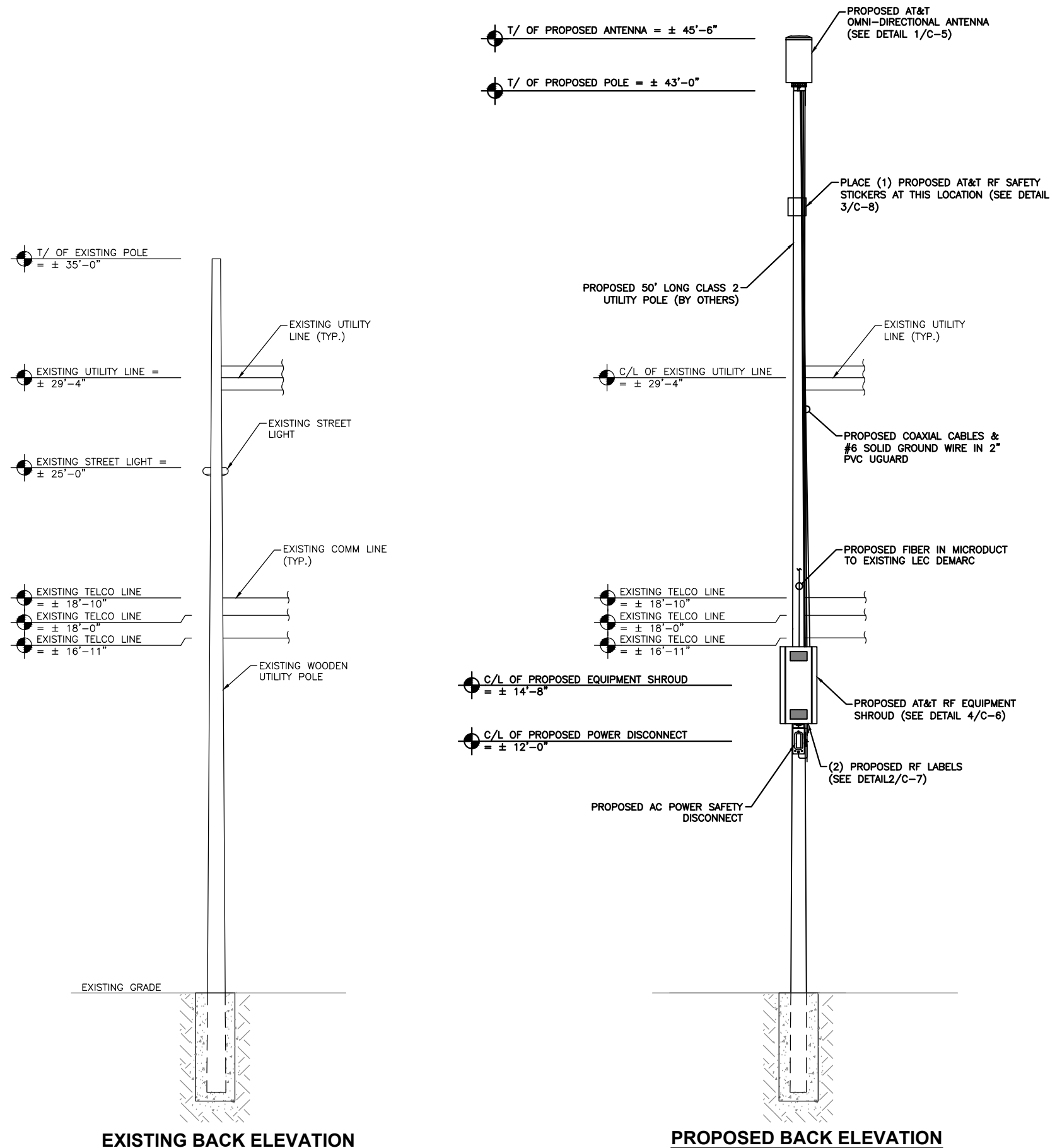


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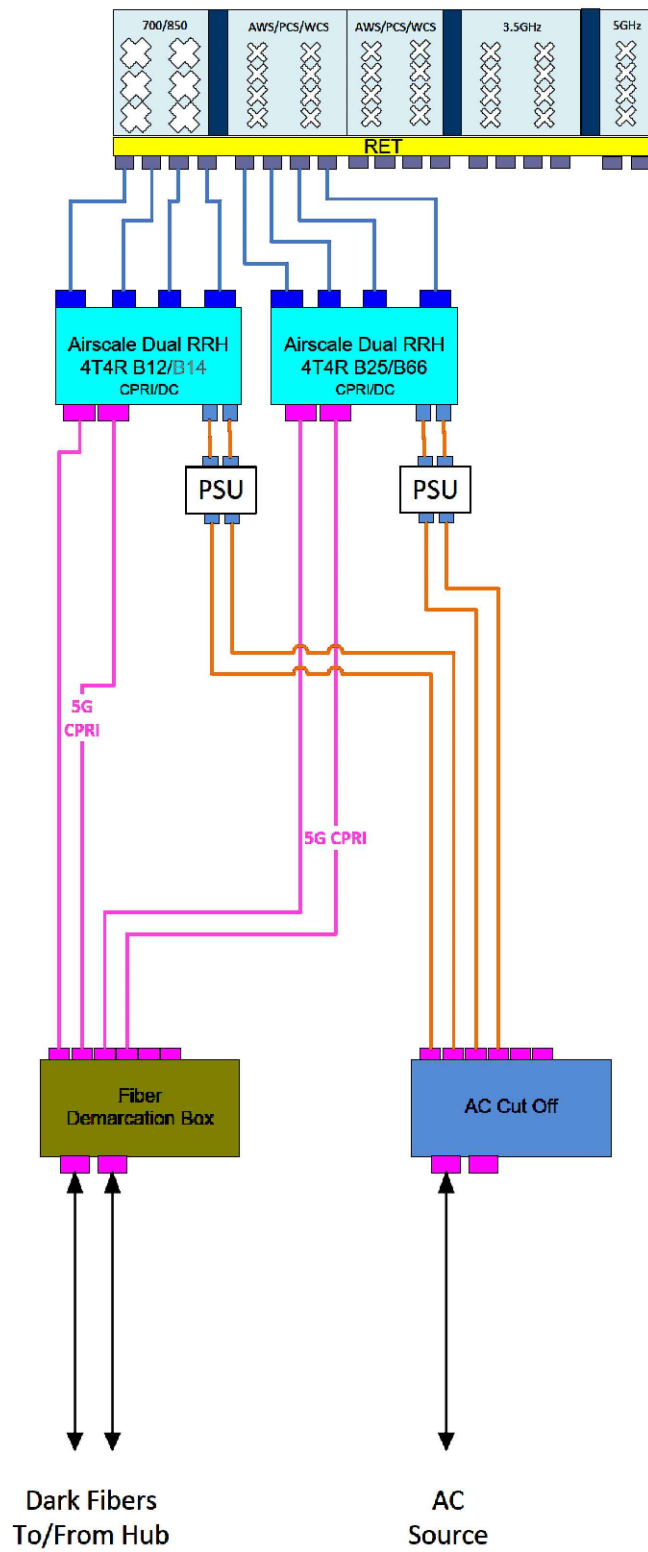
CON01_003
139 W. 3RD AVENUE
CONSHOHOCKEN, PA 19428

SHEET TITLE
POLE ELEVATIONS

SHEET NUMBER
C-3

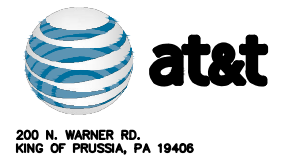
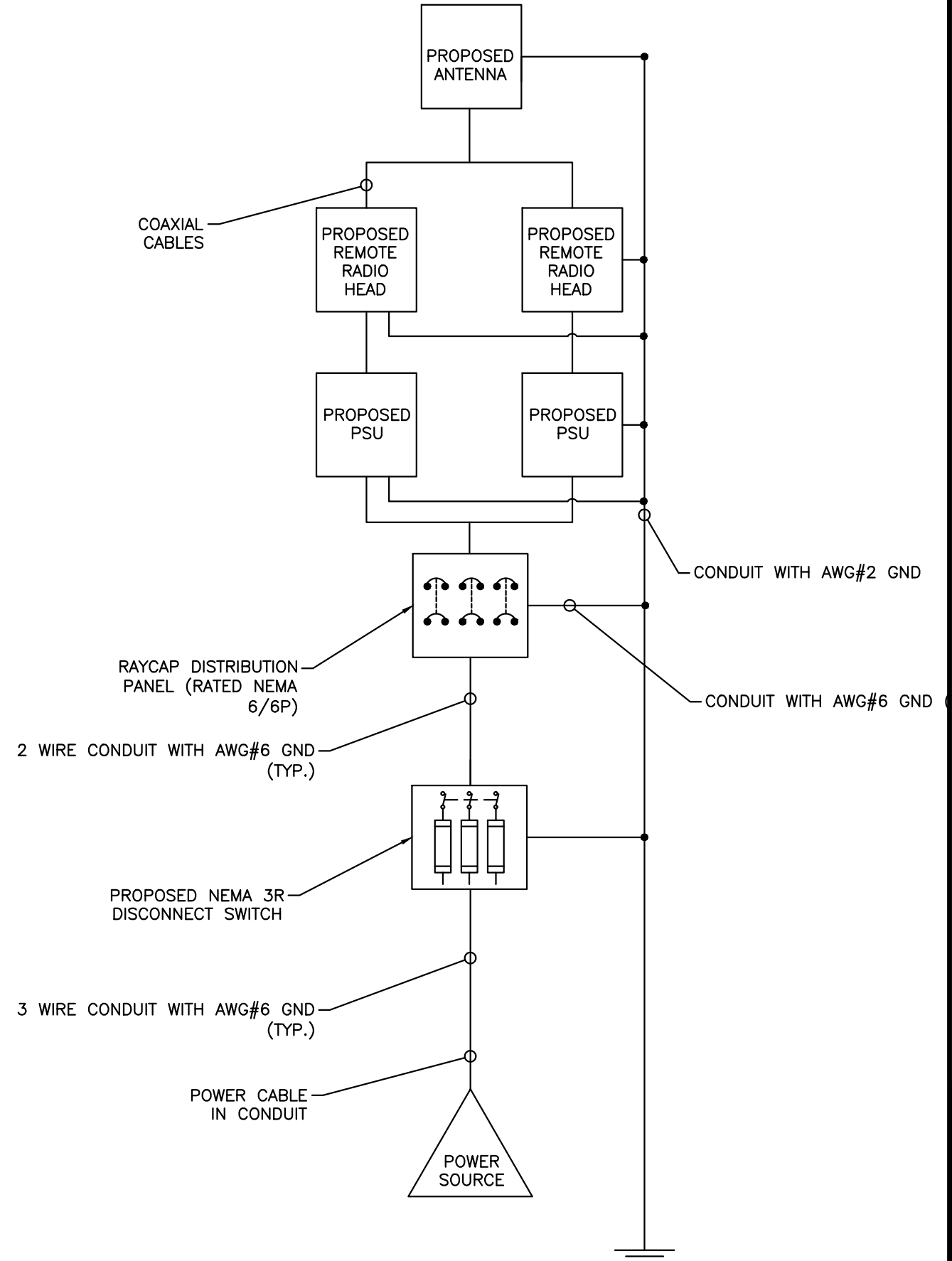


Micro cRAN Node Plumbing Diagram
(using 2 Dual-Band 4T4R Radios)



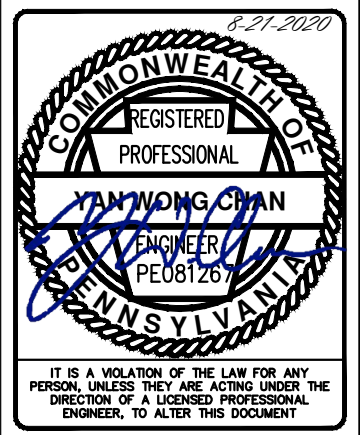
- Note:
- B14 should not be activated
 - No Unlicensed RRH/LAA for Micro Location
 - AC Power (2 power feeds for each radio)
 - 2nd CPRI for 5G NR

Construction Requirement:
- 6 Fibers Fronthaul required



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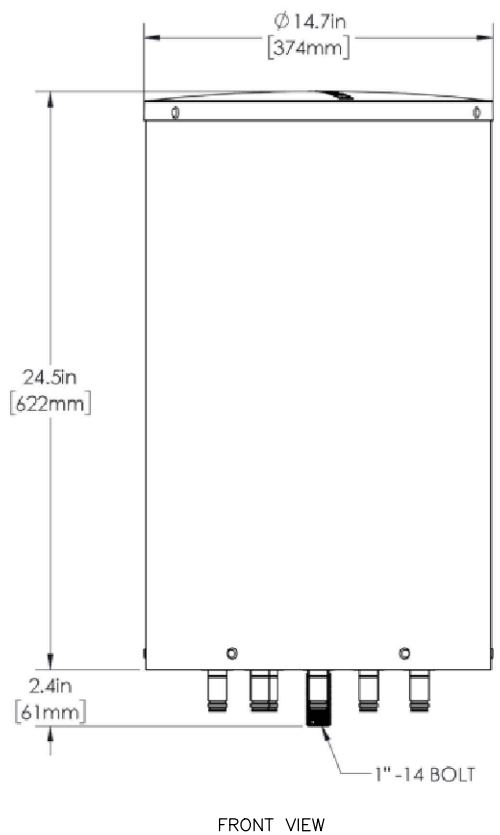
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CONSHOHOCKEN, PA 19428

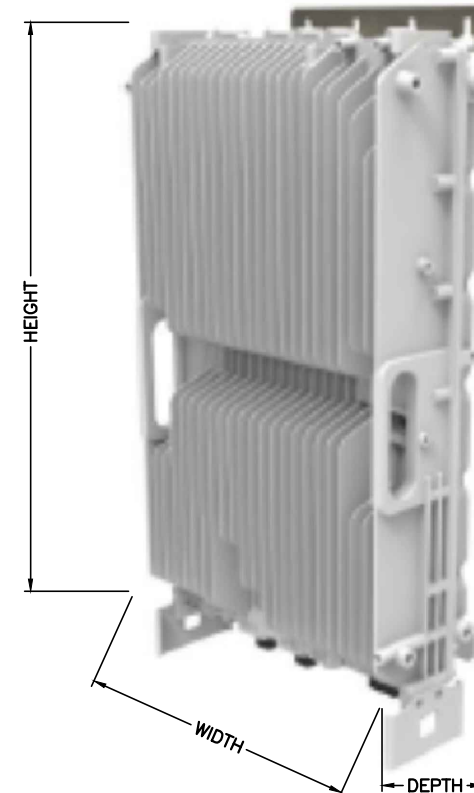
SHEET TITLE
PLUMBING & ONE-LINE DIAGRAM

SHEET NUMBER
C-4



MECHANICAL SPECIFICATIONS

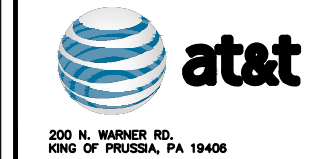
OPERATING TEMPERATURE	-40° TO 158°F
ANTENNA WEIGHT	30.9 LBS (14 KG)
ANTENNA DIAMETER	14.7" (374 MM)
ANTENNA HEIGHT	24.5" (622 MM)
RADOME MATERIAL	ASA
RADOME COLOR	GRAY, BROWN, 3M
WIND SURVIVAL RATING	150mph (241km/h)



NOKIA RRH MODEL	HEIGHT (INCH)	WIDTH (INCH)	DEPTH (INCH)	WEIGHT (LBS)
AIR SCALE DUAL RRH 4T4R B12/14 320W AHLBA	22.05	12.13	6.97	77.16
AIR SCALE DUAL RRH 4T4R B25/66 320W AHFIB	22.05	12.13	5.86	66.14

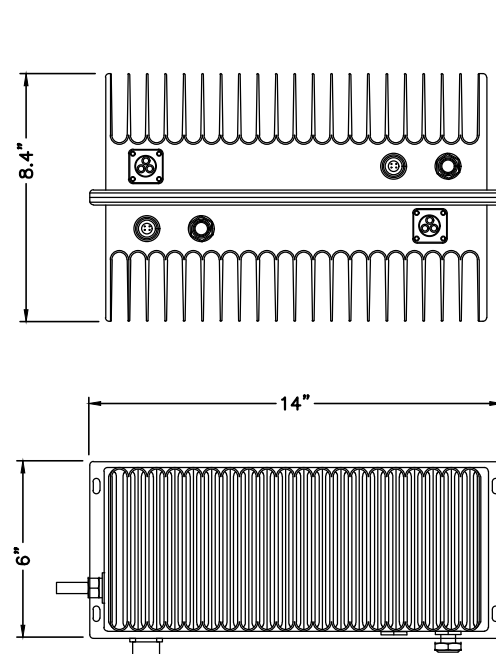
1 GALTRONICS GQ2412-06613
SCALE: NOT TO SCALE

2 NOKIA AIRSCALE DUAL RRH DETAIL
SCALE: NOT TO SCALE



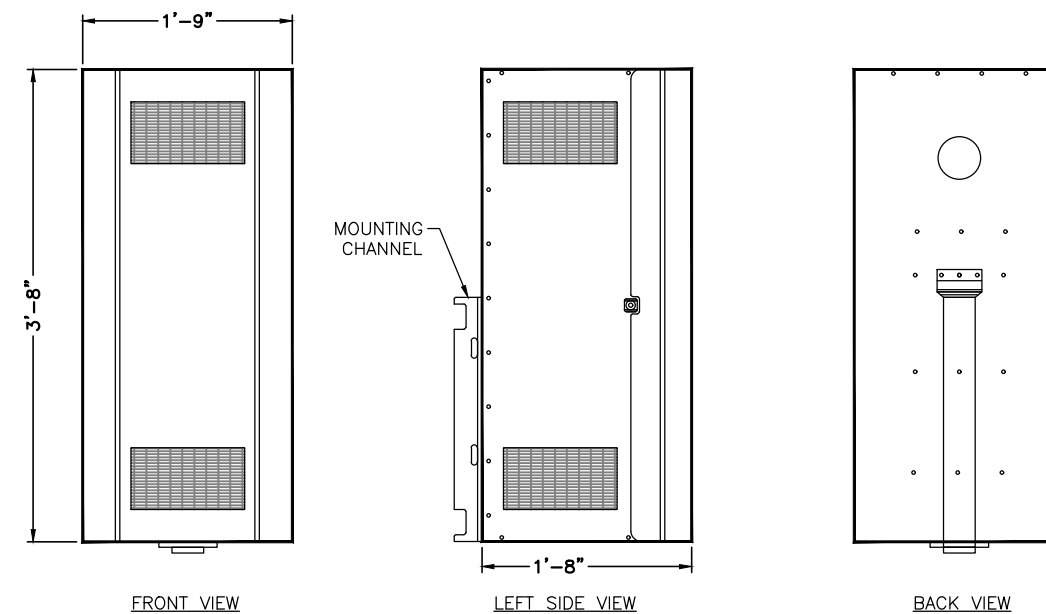
PROJECT NO:	EP4TURES
DRAWN BY:	B. POTESTA
CHECKED BY:	P. CHAN

3	08.21.20	UPDATED
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MECHANICAL SPECIFICATIONS

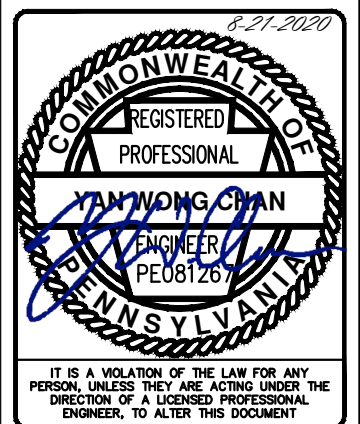
OPERATING TEMPERATURE	-40° TO 272°F
WEIGHT	23.3 LBS (10.60 KG)
HEIGHT	8.4" (213.4 MM)
WIDTH	6" (152.4 MM)
LENGTH	14" (355.6 MM)



NOTE:
SHROUD SHOULD BE LABELED AT&T MOBILITY,
24 HOURS CONTACT: 800-638-2822

3 CCI PSU-1200W-48-X DETAIL
SCALE: NOT TO SCALE

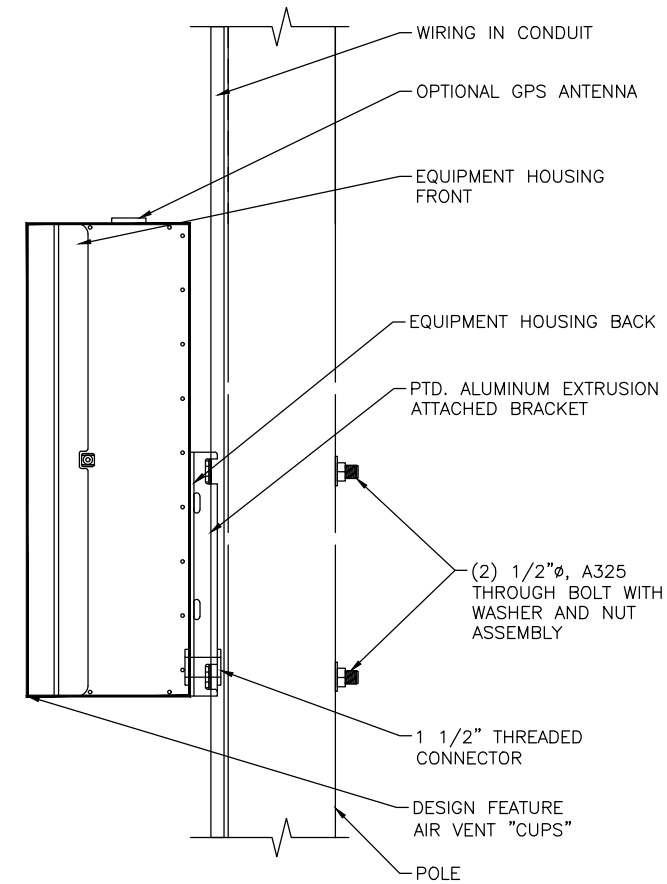
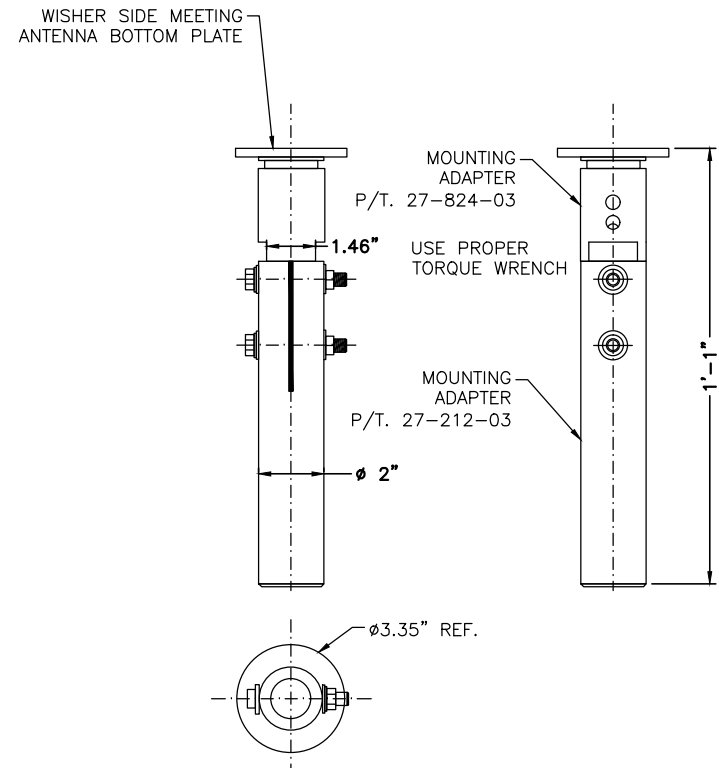
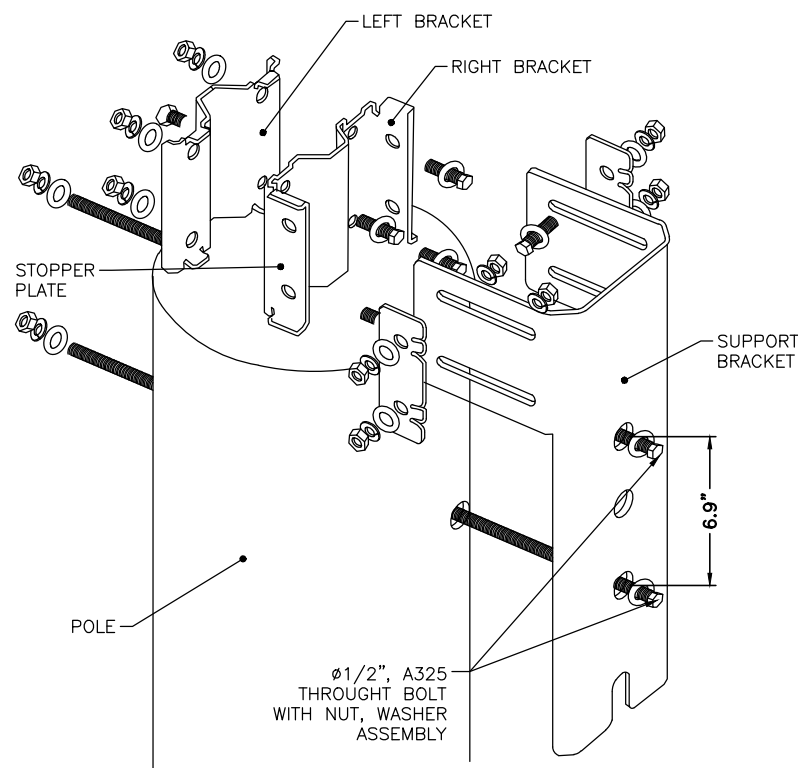
4 EQUIPMENT SHROUD DETAIL
SCALE: NOT TO SCALE



CON01_003
139 W. 3RD AVENUE
CONSHOHOCKEN, PA 19428

SHEET TITLE
APPURTENANCE DETAILS

SHEET NUMBER
C-5



1 ANTENNA MOUNTING DETAIL

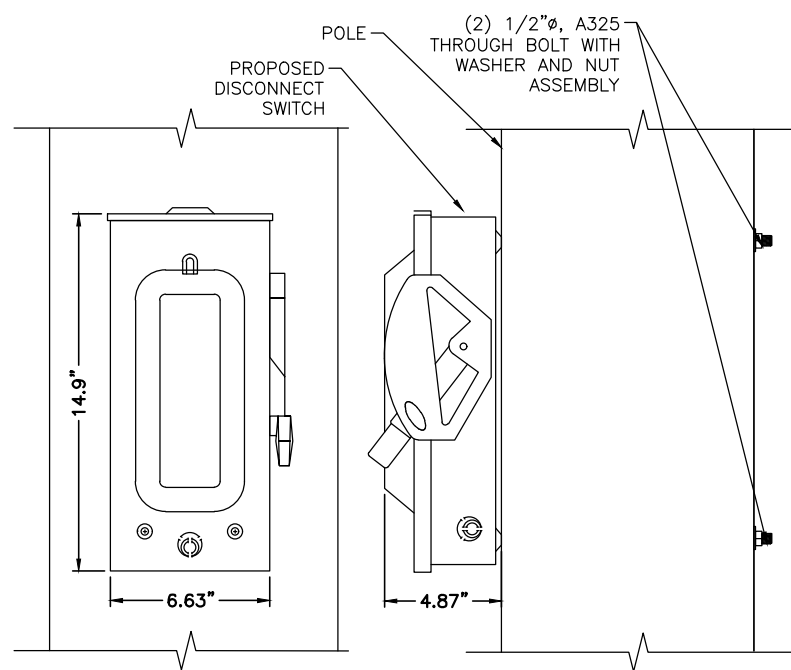
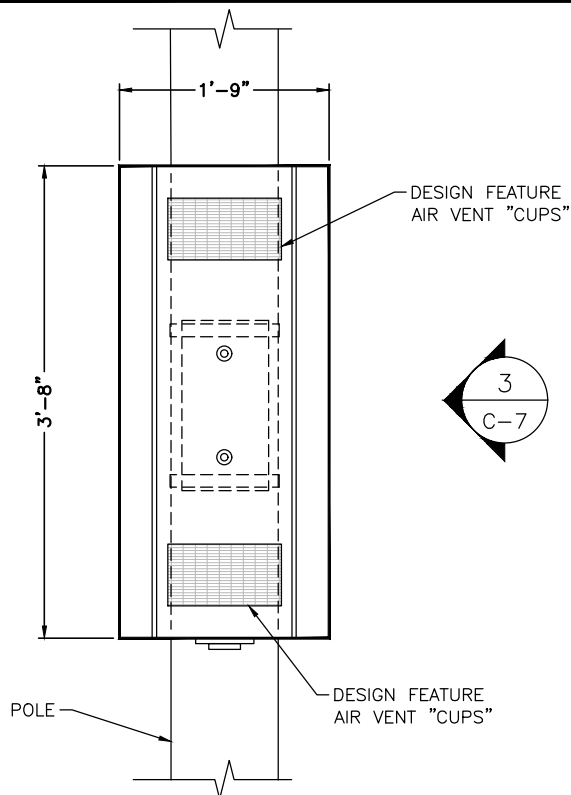
SCALE: NOT TO SCALE

2 ANTENNA MOUNTING BRACKET

SCALE: NOT TO SCALE

3 RRH SHROUD FRONT SIDE VIEW

SCALE: NOT TO SCALE



4 RRH SHROUD FRONT VIEW

SCALE: NOT TO SCALE

5 DISCONNECT SWITCH MOUNTING

SCALE: NOT TO SCALE

6 NOT USED

SCALE: NOT TO SCALE



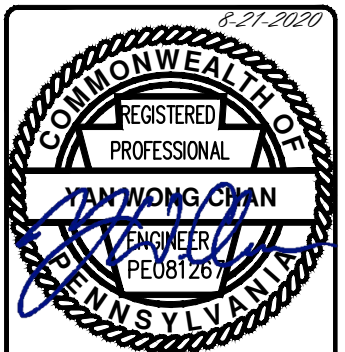
200 N. WARNER RD.
KING OF PRUSSIA, PA 19406



200 N. WARNER RD., SUITE 203
KING OF PRUSSIA, PA 19406

PROJECT NO:	EP4TURES
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CHECKED BY:	P. CHAN

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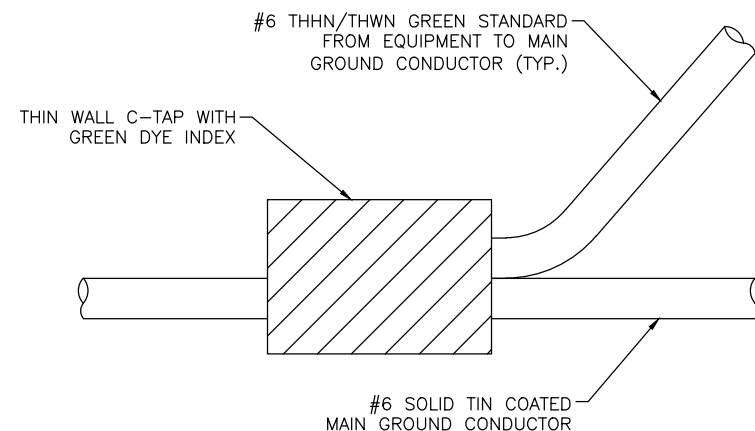
CON01_003

139 W. 3RD AVENUE
CONSHOHOCKEN, PA 19428

SHEET TITLE
CONNECTION DETAILS

SHEET NUMBER
C-6

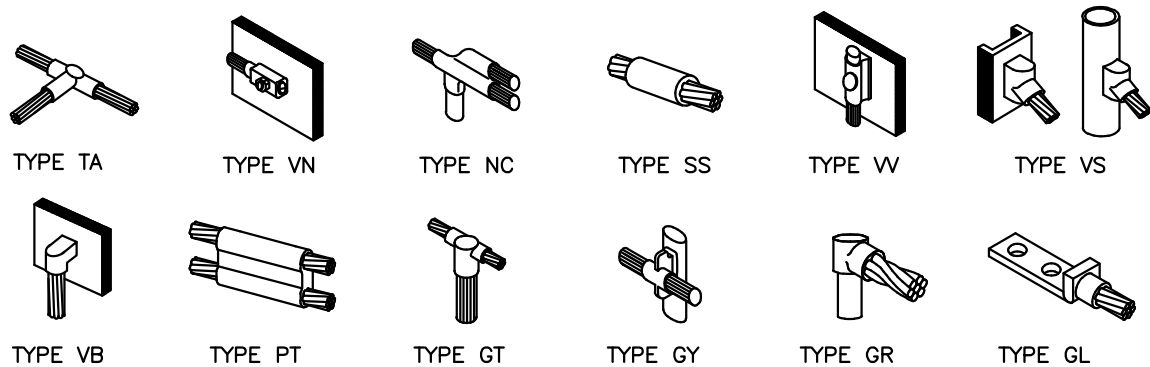
NOTE:
CONTRACTOR TO SURROUND COMPLETED CONNECTION WITH HEAT-SHRINK TUBING TO ENSURE WEATHER PROOF CONNECTION.



1

C-TAP DETAIL

SCALE: NOT TO SCALE



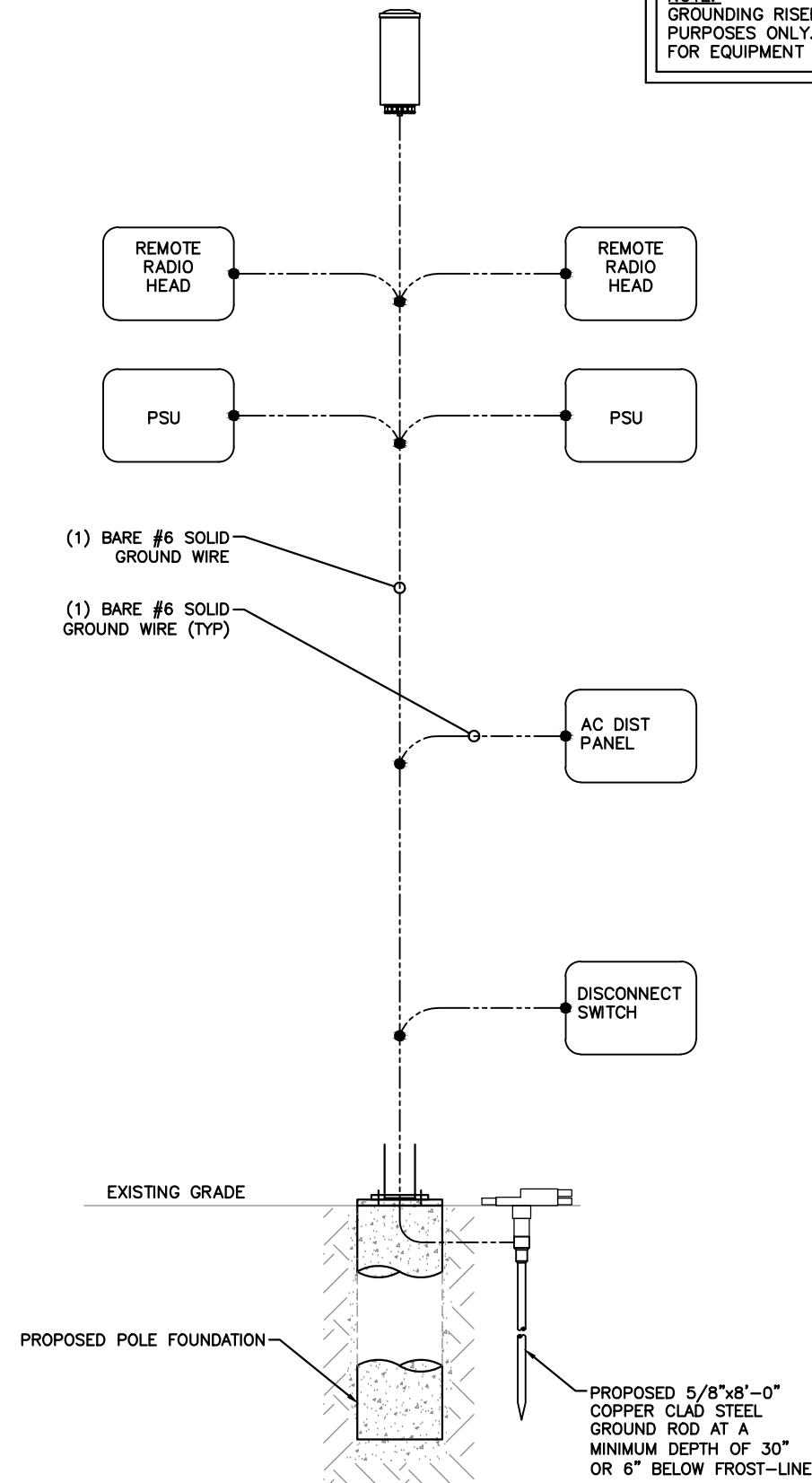
NOTE:
ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.

2

WELD CONNECTION DETAILS

SCALE: NOT TO SCALE

NOTE:
GROUNDING RISER FOR DIAGRAMMATIC PURPOSES ONLY. SEE ELEVATION DRAWING FOR EQUIPMENT AND ANTENNA LOCATIONS.



3

GROUNDING RISER DIAGRAM

SCALE: NOT TO SCALE



200 N. WARNER RD.
KING OF PRUSSIA, PA 19406



Jacobs Telecommunications, Inc.
200 N. WARNER RD., SUITE 203
KING OF PRUSSIA, PA 19406

PROJECT NO:	EP4TURES
DRAWN BY:	B. POTESTA
CHECKED BY:	P. CHAN

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CON01_003
139 W. 3RD AVENUE
CONSHOHOCKEN, PA 19428

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G-1

GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST ADOPTED EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND LATEST JACOBS CONSTRUCTION STANDARDS. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER OR JACOBS CM PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED, AS SHOWN, PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER OR JACOBS CM PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL ANY/ALL ITEMS FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM SUBJECT ONLY TO OWNER-SUPPLIED ITEMS. CONTRACTOR SHALL PROVIDE ANY/ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED AND CONTRACTOR INSTALLED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:
 - TRANSMITTER
 - UHF ANTENNA AND MOUNTING BRACKETS, GPS ANTENNAS AND KU ANTENNAS
 - UHF COAX AND HANGERS
 - INTEGRATED LOAD CENTER
- DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ATTENTION OF THE JACOBS CM, IN WRITING, PRIOR TO THE COMMENCEMENT OF WORK.
- DETAILS PROVIDED ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR SITE CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- CONTRACTOR SHALL PAY FOR APPLICABLE PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO ORDERING MATERIALS AND THE COMMENCEMENT OF WORK.
- THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL,
- CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING ACCEPTED INDUSTRY-STANDARD SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE JACOBS CM AND SCHEDULE THEIR ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
- CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETC. AND IMMEDIATE REPAIR, TO NEW CONDITION, ANY DAMAGE THAT OCCURS DURING CONSTRUCTION AT THE SOLE COST OF THE CONTRACTOR.

- IN DRILLING HOLES, OR CORING, INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS ETC. MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE LOCATED BY THE CONTRACTOR USING APPROPRIATE METHODS AND EQUIPMENT PRIOR TO ANY DRILLING OR CORING OPERATIONS IN EXISTING CONCRETE.
- CONTRACTOR SHALL REPAIR, TO NEW CONDITION, ALL EXISTING WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.
- CONTRACTOR SHALL SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES OR MATERIALS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS AND SYSTEMS THAT MEET OR EXCEED THE RATING OF THE ASSEMBLY IN WHICH THE NEW PENETRATION IS PLACED.
- CONTRACTOR SHALL KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
- MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTIONAL OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATED WITH LOCAL REGULATORY AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY EROSION CONTROL MEASURES, RECORD-KEEPING, MONITORING, AND REPORTING TO THE OWNER AND REGULATORY AUTHORITIES.
- ALL CONSTRUCTION WORK IS TO ADHERE TO APPLICANT'S INTEGRATED CONSTRUCTION STANDARDS UNLESS STATE OR LOCAL CODE IS MORE STRINGENT.
- THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE PER STATE BUILDING STANDARDS CODE AND STATE CODE OF REGULATIONS, SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISHED WORK WILL NOT COMPLY PER STATE CODE OF REGULATIONS, A SCOPE OF WORK DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK. A CHANGE ORDER FOR THAT SCOPE SHALL BE SUBMITTED TO THE JACOBS CM PRIOR TO PROCEEDING WITH THE WORK.
- ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
- CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE. ANY CORRECTIVE WORK SHALL BE COMPLETED AT THE SOLE COST OF THE CONTRACTOR.

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY JACOBS CM AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE JACOBS CM HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, ETC. THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF THEIR BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC, ALL CODES AND ORDINANCES OF THE LOCAL JURISDICTION, AND POWER AND TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT ARE NOT LIMITED TO:
 - UL - UNDERWRITERS LABORATORIES
 - NEC - NATIONAL ELECTRICAL CODE
 - NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
 - OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
 - SBC - STANDARD BUILDING CODE
 - NFPA - NATIONAL FIRE PROTECTION AGENCY
 - ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
 - IEEE - INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
 - ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS
- REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH JACOBS CM ANY SIZES AND LOCATIONS WHEN NEEDED.
- EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
- CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE : LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC... ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE JACOBS CM, PRIOR TO BEGINNING ANY WORK.
- MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION, UNLESS OTHERWISE NOTED.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY APPLICANT.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY FUNCTIONAL AND SHALL BE APPROVED BY THE JACOBS CM AND LOCAL JURISDICTION. ANY DEFICIENCIES SHALL BE CORRECTED BY AN ELECTRICAL CONTRACTOR AT THE SOLE COST OF THE CONTRACTOR.
- ALL WORK SHALL BE COORDINATED WITH OWNER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED BY THE CONTRACTOR WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
- CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
- DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS "EXCAVATION, AND BACKFILLING".
- MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CATALOG INFORMATION OF ANY/ALL EQUIPMENT AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE JACOBS CM PRIOR TO INSTALLATION.
- ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE JACOBS CM UPON FINAL ACCEPTANCE.
- THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- DISCONNECT SWITCHES SHALL BE UL-RATED, H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
- ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND KNOWN AS "NO-OXIDE A" BY DEARBORNE CHEMICAL COMPANY. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.



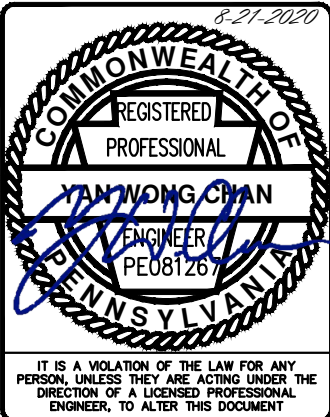
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PROJECT NO:	EP4TURES
DRAWN BY:	B. POTESTA
CHECKED BY:	P. CHAN

3	08.21.20	UPDATED
2	03.04.20	UPDATED
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0	11.12.18	FINALS



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CON01_003
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SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

ELECTRICAL NOTES CONT'D:

- 22. RACEWAYS: CONDUIT SHALL BE SCHEDULE 80 PVC MEETING OR EXCEEDING NEMA TC2 - 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIDGED CONDUIT. COAT ALL THREADS WITH "BRITE ZINC" OR "COLD GALV."
- 23. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
- 24. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, UNLESS OTHERWISE NOTED, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
- 25. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
- 26. SERVICE: AS SPECIFIED ON THE DRAWINGS, OWNER OR OWNER'S AGENT WILL APPLY FOR POWER. ALL PROVISIONS FOR TEMPORARY POWER WILL BE OBTAINED BY THE CONTRACTOR.
- 27. TELEPHONE OR FIBER SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
- 28. ELECTRICAL AND TELCO/FIBER RACEWAYS TO BE BURIED A MINIMUM DEPTH OF 30", UNLESS OTHERWISE NOTED.
- 29. CONTRACTOR SHALL PLACE 6" WIDE DETECTABLE WARNING TAPE AT A DEPTH OF 6" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR BURIED TELECOMM".
- 30. ALL BOLTS SHALL BE 3-16 STAINLESS STEEL.

GROUNDING NOTES:

- 1. ALL HARDWARE SHALL BE 3-16 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND, AS SPECIFIED, BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
- 2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- 3. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.
- 4. ALL ELECTRICAL AND GROUNDING AT THE POLE SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.
- 5. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
- 6. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #6 GROUND WIRES. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS.
- 7. ALL GROUND CONNECTIONS SHALL BE #6 AWG, UNLESS OTHERWISE NOTED. ALL WIRES SHALL BE COPPER WITH THHN, UNLESS OTHERWISE NOTED. ALL GROUND WIRE SHALL BE SOLID TIM COATED OR STRANDED GREEN INSULATED WIRE.
- 8. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE, 10 OHMS MAXIMUM. PROVIDE SUPPLEMENT GROUNDING RODS AS REQUIRED TO ACHIEVE SPECIFIED OHMS READING. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITNESSED BY THE JACOBS CM.
- 9. NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
- 10. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE/ 6" BELOW FROST-LINE IN TRENCH, UNLESS OTHERWISE NOTED. BACK FILL SHALL BE COMPACTED AS REQUIRED BY ARCHITECT/ENGINEER.
- 11. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM OF 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
- 12. ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
 - A) BURNDY, HY-GRADE U.L. LISTED CONNECTORS FOR OUTDOOR USE OR AS APPROVED BY APPLICANT PROJECT MANAGER.
 - B) CADWELD, EXOTHERMIC WELDS (WELDED CONNECTIONS).
 - C) ONE (1) HOLE TINNED COPPER COMPRESSION (LONG BARREL) FITTINGS.
- 13. ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES) AND WEATHER-PROOFED WITH HEAT SHRINK.

- 14. ALL CONNECTION HARDWARE SHALL BE TYPE 3-16 STAINLESS STEEL (NOT ATTRACTED TO MAGNETS).
- 15. ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-82 AND SHALL BOND ALL EXISTING AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS.

TESTING AND EQUIPMENT TURN UP REQUIREMENTS:

- 1. RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT TESTING WILL COMPLY WITH CURRENT INDUSTRY STANDARDS AND/OR THOSE STANDARDS OF THE EQUIPMENT MANUFACTURER OR PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
- 2. CONTRACTOR WILL USE THE APPROPRIATE CALIBRATED TESTING EQUIPMENT IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT THAT MEET INDUSTRY STANDARDS OF THE MANUFACTURER OR THOSE STANDARDS PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
- 3. CONTRACTOR TO VERIFY AND RECORD ALL TEST RESULTS AND PROVIDE THESE RESULTS WITHIN THE FINAL CLOSE OUT PACKAGE.
- 4. ALL PERSONNEL INVOLVED IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT WILL BE REQUIRED TO HAVE BEEN TRAINED AND/OR CERTIFIED IN THE PROPER TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT.
- 5. ALL TEST RESULTS SHALL BE TIME STAMPED, RECORDED AND PRESENTED PRIOR TO ENERGIZING AND TURN UP OF ANY EQUIPMENT.
- 6. GPS EQUIPMENT IS NOT TO BE TESTED OR ATTACHED TO ANY CABLING DURING TESTING, DOING SO WILL DAMAGE THE GPS UNIT.
- 7. PRIOR TO TESTING IF THE CONTRACTOR HAS ANY QUESTIONS ABOUT THE TESTING PROCEDURES THEY ARE TO CALL AND OBTAIN ASSISTANCE FROM A QUALIFIED DESIGNATED TESTING REPRESENTATIVE.
- 8. EQUIPMENT IS NOT TO BE ENERGIZED UNTIL ALL TESTING HAS BEEN COMPLETED, APPROVED AND THE APPROPRIATE AUTHORITY HAS BEEN NOTIFIED AND GIVES APPROVAL TO ENERGIZE THE EQUIPMENT.

SITE WORK NOTES:

- 1. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- 2. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILD DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
- 3. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- 4. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER OR JACOBS CM FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT THEIR OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL UTILITY LOCATE HOT LINE, SUCH AS 811, FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
- 5. ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK. ANY COST RELATED TO ADJUSTING EXISTING STRUCTURES SHALL BE BORNE SOLELY BY THE CONTRACTOR.
- 6. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.
- 7. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- 8. STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY, UNLESS OTHERWISE NOTED.
- 9. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.

- 10. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
- 11. ANY FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY GEOTECHNICAL ENGINEER.
- 12. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO DEBRIS, PAPER, TRASH, WEEDS, BRUSH, EXCESS FILL, OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
- 13. ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.
- 14. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

ENVIRONMENTAL NOTES:

- 1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION AND RELEASE OF SITE.
- 3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES AS REQUIRED BY THE LOCAL JURISDICTION WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
- 4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
- 7. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
- 8. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
- 9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE, BUT IS NOT LIMITED TO SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
- 10. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.
- 11. GENERAL CONTRACTOR TO PLACE MATERIAL AT ALL CATCH BASINS ADJACENT TO CONSTRUCTION SITE TO PREVENT SOLID WASTE CONTAMINATION FROM ENTERING SEWER SYSTEM.



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DRAWN BY:	B. POTESTA
CHECKED BY:	P. CHAN

3	08.21.20	UPDATED
2	03.04.20	UPDATED
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