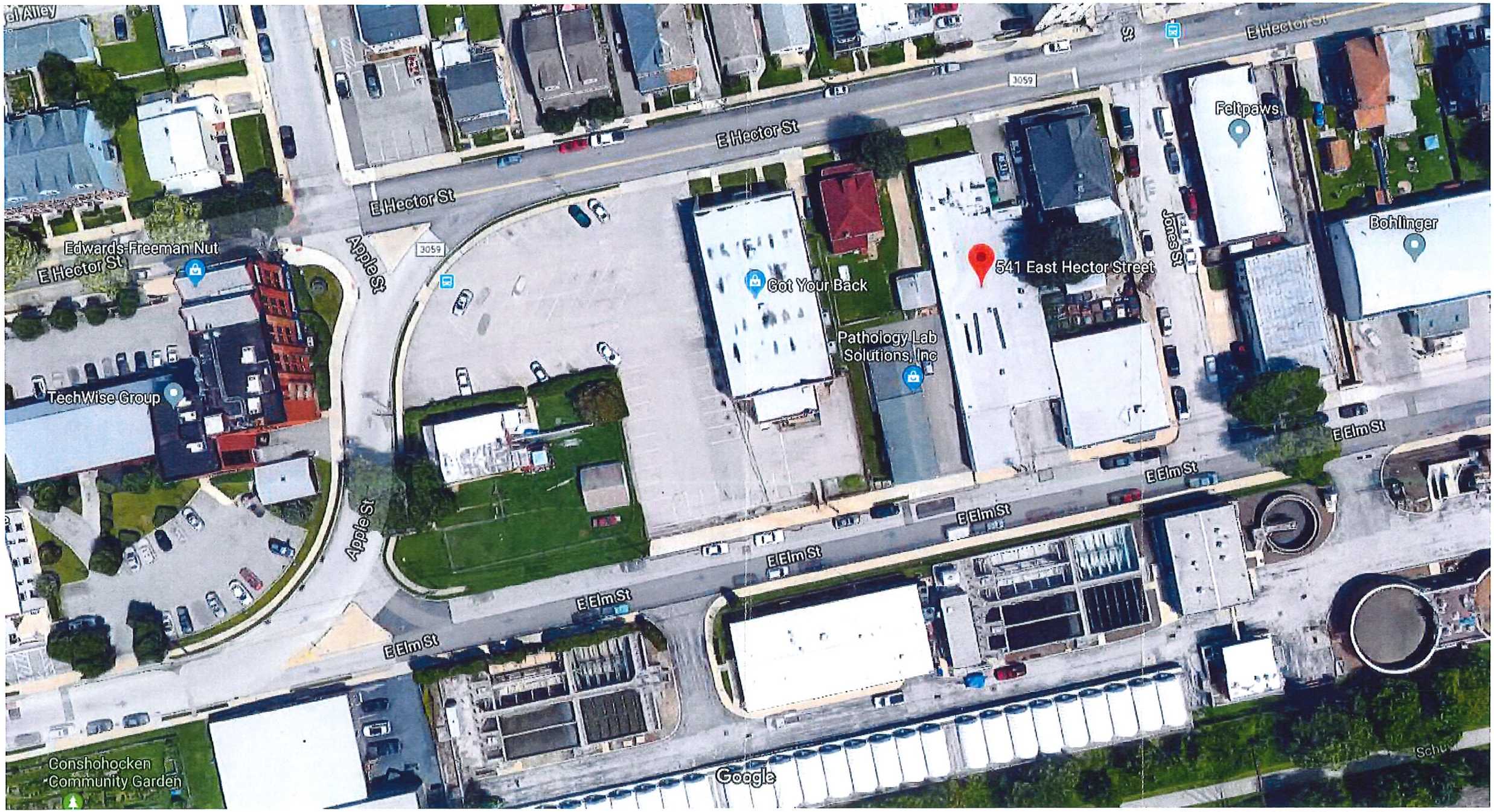
P4

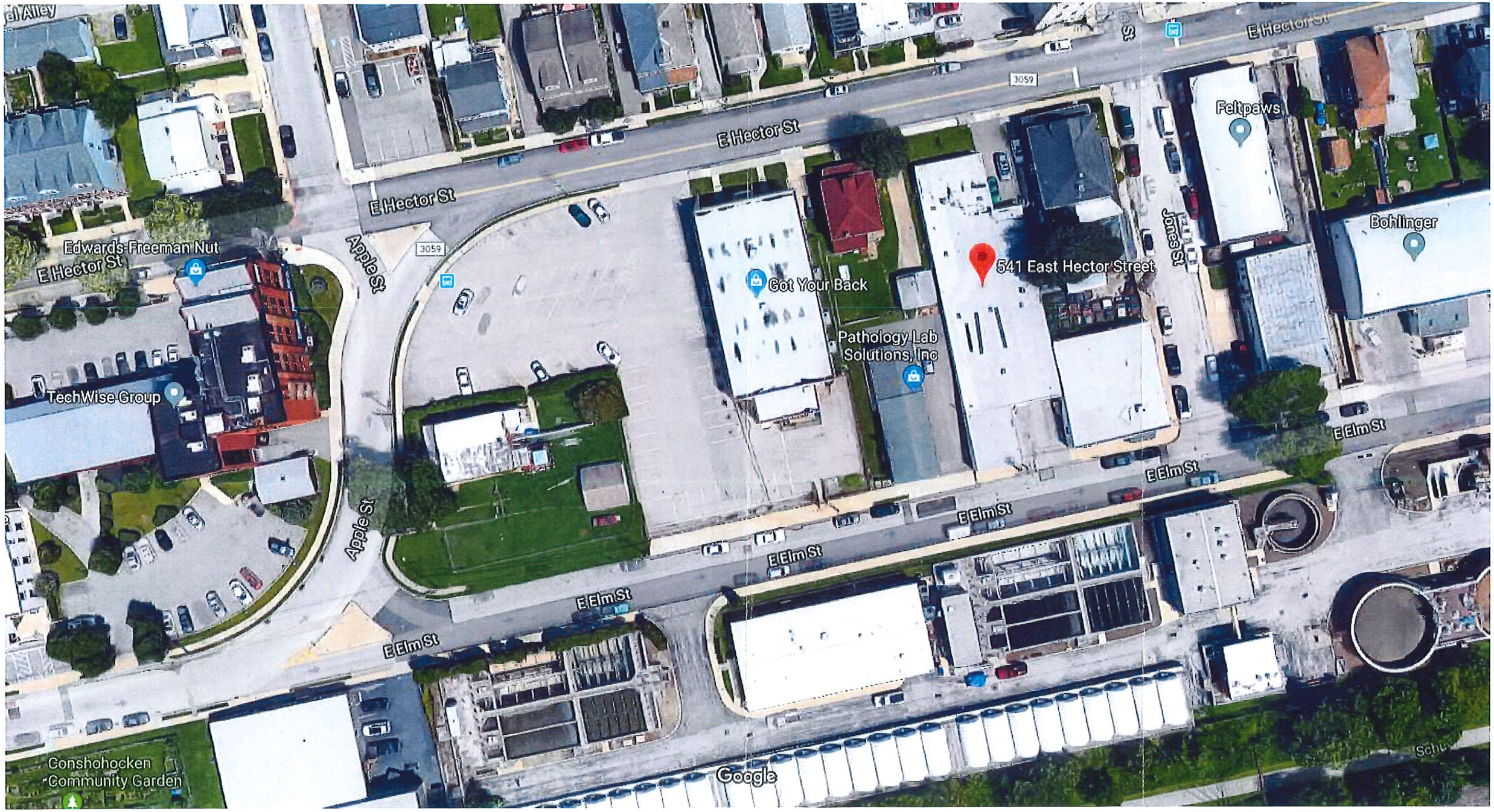
Google Maps 541 E Hector St



Imagery ©2018 Google, Map data ©2018 Google 50 ft

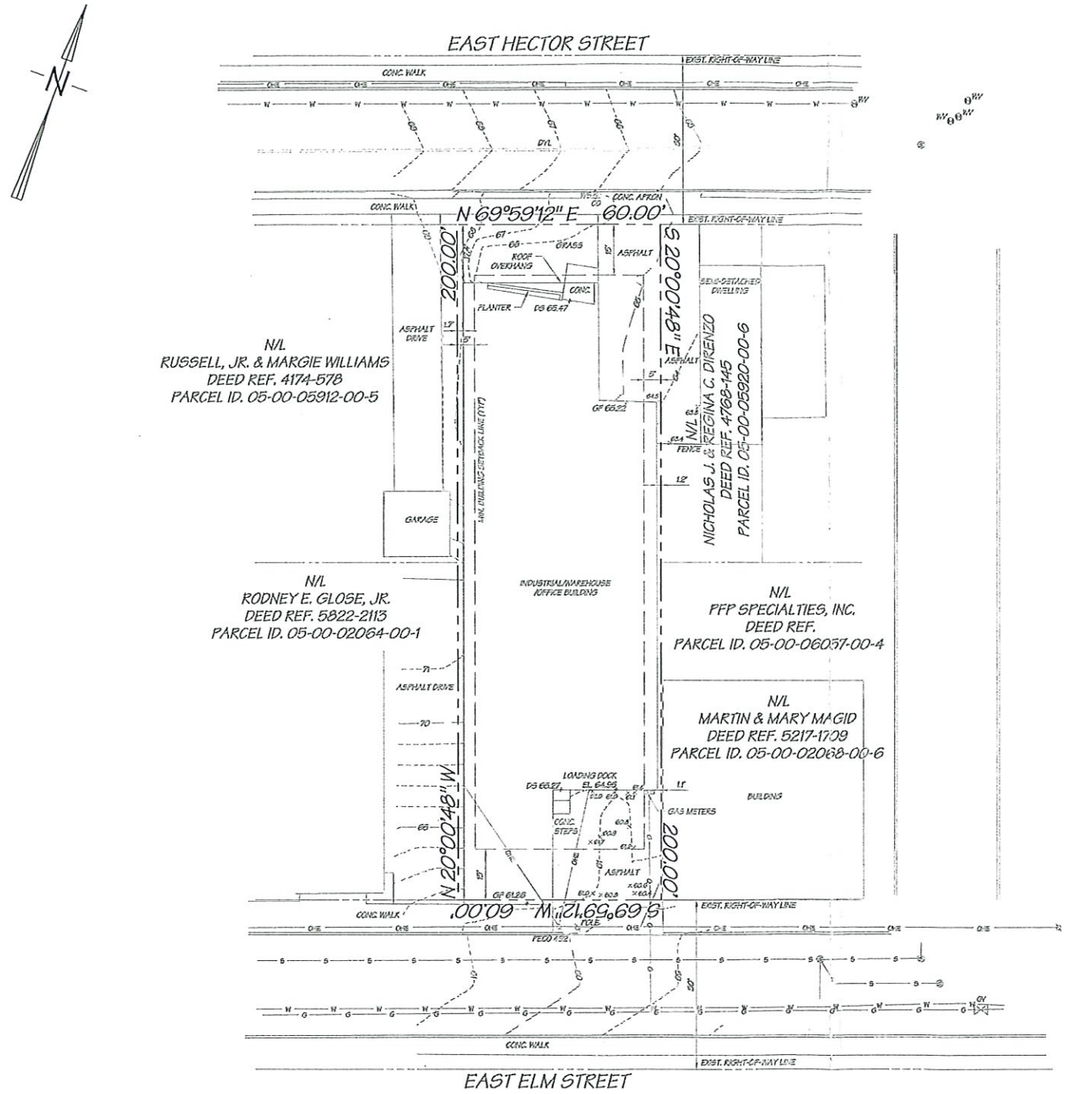
P4

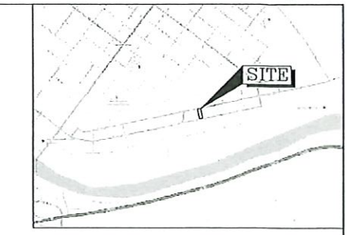
Google Maps 541 E Hector St



Imagery ©2018 Google, Map data ©2018 Google 50 ft

P-6





LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON AUGUST 8, 2013.
2. HORIZONTAL BEARINGS ARE ASSUMED FROM AZIMUTH READINGS. VERTICAL DATUM IS REFERENCED TO NAVD88.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS PLAT IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC).
5. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLC SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THEN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLC HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.

ZONING REQUIREMENT

LIMITED INDUSTRIAL DISTRICT

	REQUIRED	EXISTING
MIN. FRONT YARD SETBACK *	25 FT.	17.2 FT./0 FT.
MIN. REAR YARD SETBACK	15 FT.	N/A
MIN. SIDE YARD SETBACK **	15 FT.	11 FT./7.7 FT.
MAX. BUILDING COVERAGE	50%	72.5%
MAX. IMPERVIOUS SURFACES	75%	80.3%
MAX. BUILDING HEIGHT	40 FT.	<35 FT.

* EXCEPT WHERE A BUILDING LINE HAS BEEN ESTABLISHED, THEN THE BUILDING LINE OF THE MAJORITY OF THE BUILDINGS ON THAT SIDE OF THE BLOCK SHALL BE USED.

** EXCEPT WHERE THE PROPERTY ADJOINS A RESIDENTIAL USE OR DISTRICT, THEN THE SETBACK SHALL BE INCREASED TO 15'.

REFER TO THE BOROUGH OF CONSHOHOCKEN ZONING ORDINANCE FOR COMPLETE TEXT OF ALL REGULATIONS.

PROPERTY OWNER

PHILADELPHIA BUSINESS SERVICE REALITY
2 FAIRHILL CIRCLE
RADNOR, PA 19087

PROPERTY INFORMATION

DEED REF. 5396-1559
PARCEL ID. 05-00-05916-00-1

IMPERVIOUS COVERAGE

	EXISTING	
BUILDING	8,701 S.F.	72.5%
ASPHALT	1,934 S.F.	16.1%
CONCRETE	105 S.F.	1.3%
TOTAL	10,740 S.F.	89.5%

LEGEND

72	EXIST. 5' CONTOURS
71	EXIST. 1' CONTOURS
	EXIST. BOUNDARY LINE
	EXIST. RIGHT-OF-WAY
	EXIST. BUILDING SETBACK LINE
W	EXIST. WATER LINE
G	EXIST. UNDERGROUND GAS LINE
S	EXIST. SANITARY SEWER LINE
OHE	EXIST. OVERHEAD ELECTRIC LINE
X 60.8	EXIST. SPOT ELEVATION
X DS 63.27	EXIST. DOOR SILL ELEVATION
WS	EXIST. WATER SERVICE
WV	EXIST. WATER VALVE
S	EXIST. SANITARY MANHOLE
CO	EXIST. CLEANOUT
	EXIST. UTILITY POLE

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA ACT 121 (2005) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

ON A PROJECT SPECIFIC EXCAVATION REQUIREMENTS

DO NOT BEGIN ANY EXCAVATION UNTIL ALL OF THE TO PROVIDE [illegible] TO THE START OF ACTUAL EXCAVATION.

OUTSIDE PENNA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-323-7000

PA ONE CALL
SERIAL NO. XXXXXXXXXXXX
TAX PARCEL ID. 05-00-05916-00-1

0' 20' 40' 60'
GRAPHIC SCALE

NUM.	DATE	REVISION

VASTARDIS
CONSULTING ENGINEERS, LLC
29 Harvey Lane | Malvern, PA 19355 Ph: 610.644.9563 | Fax: 610.644.3789 Email: vcellc@verizon.net

PLAN PREPARED FOR:

PHILADELPHIA BUSINESS SERVICE REALITY
541 E. HECTOR STREET

BOROUGH OF CONSHOHOCKEN CHESTER COUNTY PENNSYLVANIA

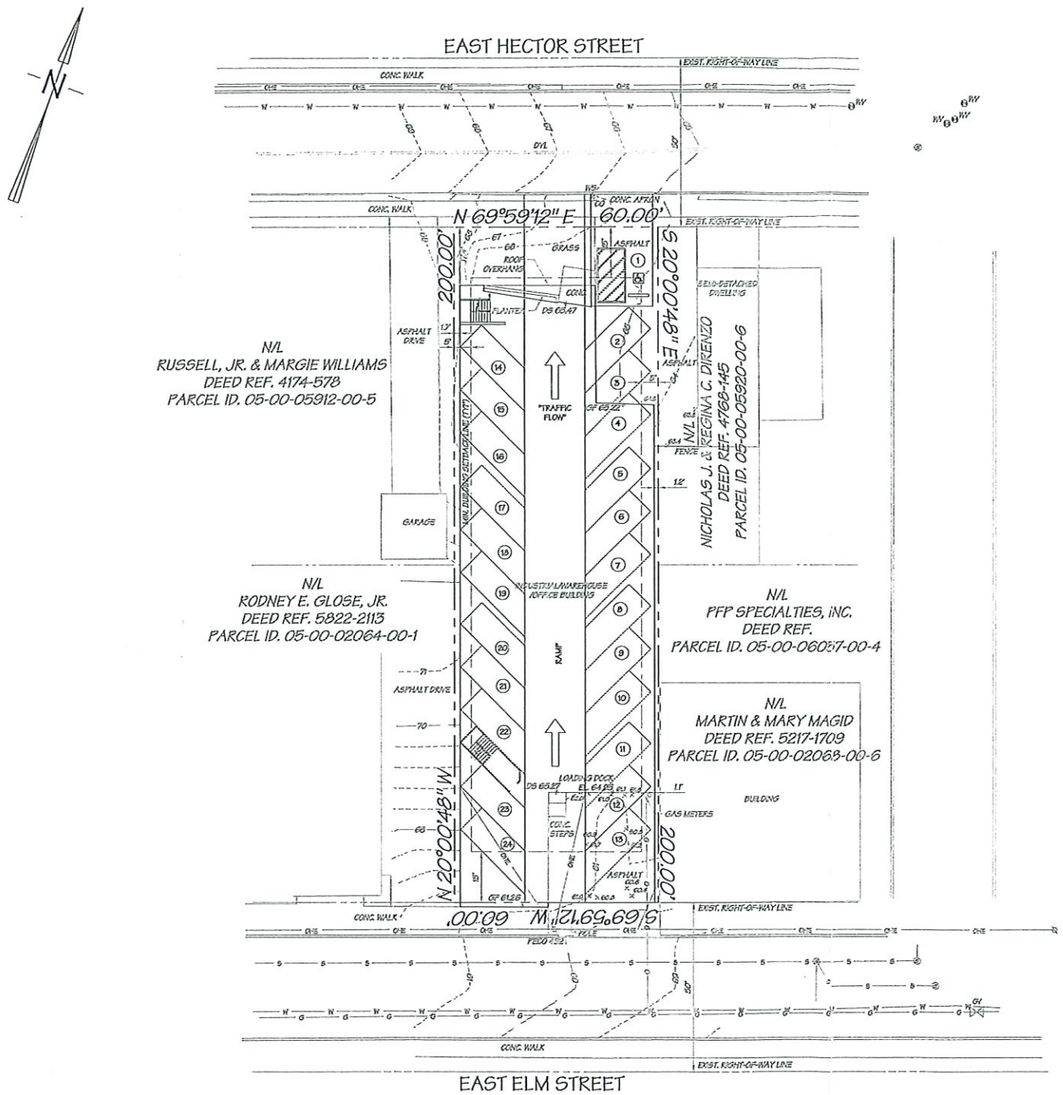
DRAWN BY	SCI
CHECKED BY	NV
DATE	08-15-13
SCALE	1"=20'

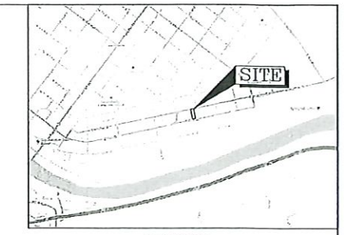
EXISTING CONDITIONS PLAN

SHEET 1 OF 1

NICHOLAS L. VASTARDIS, P.E.

P-7





LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON AUGUST 8, 2018.
2. HORIZONTAL BEARINGS ARE ASSUMED FROM AZIMUTH READINGS. VERTICAL DATUM IS REFERENCED TO NAVD88.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS PLAT IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC).
5. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLC SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THEN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLC HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.

ZONING REQUIREMENT

I1 LIMITED INDUSTRIAL DISTRICT

	REQUIRED	EXISTING		PROPOSED
MIN. FRONT YARD SETBACK *	25 FT.	17.2 FT./0 FT.	(EXISTING NON-CONFORMING)	17.2 FT./0 FT.
MIN. REAR YARD SETBACK	15 FT.	N/A		N/A
MIN. SIDE YARD SETBACK **	15 FT.	1.1 FT./1.7 FT.	(EXISTING NON-CONFORMING)	1.1 FT./1.7 FT.
MAX. BUILDING COVERAGE	50%	72.5%	(EXISTING NON-CONFORMING)	72.5%
MAX. IMPERVIOUS SURFACES	75%	90.5%	(EXISTING NON-CONFORMING)	90.5%
MAX. BUILDING HEIGHT	40 FT.	<35 FT.		40 FT.

* EXCEPT WHERE A BUILDING LINE HAS BEEN ESTABLISHED, THEN THE BUILDING LINE OF THE MAJORITY OF THE BUILDINGS ON THAT SIDE OF THE BLOCK SHALL BE USED.

** EXCEPT WHERE THE PROPERTY ADJOINS A RESIDENTIAL USE OR DISTRICT, THEN THE SETBACK SHALL BE INCREASED TO 15'.

PARKING REQUIREMENTS

REQUIRED OFF-STREET PARKING
REQUIREMENT IS 2 SPACES PER DWELLING UNIT.
12 DWELLING UNITS PLANNED.
THEREFORE 12x2=24 SPACES ARE REQUIRED AND PROVIDED.

REFER TO THE BOROUGH OF CONSHOHOCKEN ZONING ORDINANCE FOR COMPLETE TEXT OF ALL REGULATIONS.

PROPERTY OWNER
PHILADELPHIA BUSINESS SERVICE REALITY
2 FAIRHILL CIRCLE
RADNOR, PA 19087

EQUITABLE OWNER
CRAFT CUSTOM HOMES, LLC
221 REDWOOD ROAD
KING OF PRUSSIA, 19406

PROPERTY INFORMATION
DEED REF. 5566-1569
PARCEL ID. 05-00-05916-00-1

IMPERVIOUS COVERAGE

	EXISTING
BUILDING	8,701 S.F.
ASPHALT	1,834 S.F.
CONCRETE	105 S.F.
TOTAL	10,640 S.F.

LEGEND

72	EXIST. 5' CONTOURS
71	EXIST. 1' CONTOURS
	EXIST. BOUNDARY LINE
	EXIST. RIGHT-OF-WAY
	EXIST. BUILDING SETBACK LINE
W	EXIST. WATER LINE
G	EXIST. UNDERGROUND GAS LINE
S	EXIST. SANITARY SEWER LINE
OHE	EXIST. OVERHEAD ELECTRIC LINE
X 60.8	EXIST. SPOT ELEVATION
X DS 63.27	EXIST. DOOR SILL ELEVATION
WS	EXIST. WATER SERVICE
WV	EXIST. WATER VALVE
S	EXIST. SANITARY MANHOLE
CO	EXIST. CLEANOUT
	EXIST. UTILITY POLE

PA ONE CALL
SERIAL NO. XXXXXXXXXXXX
TAX PARCEL ID. 05-00-05916-00-1

0' 20' 40' 60'
GRAPHIC SCALE

NUM.	DATE	REVISION

VASTARDIS
CONSULTING ENGINEERS, LLC
23 Harvey Lane | Malvern, PA 19355 Ph: 610.644.9663 | Fax: 610.644.3789 Email: vcellc@verizon.net

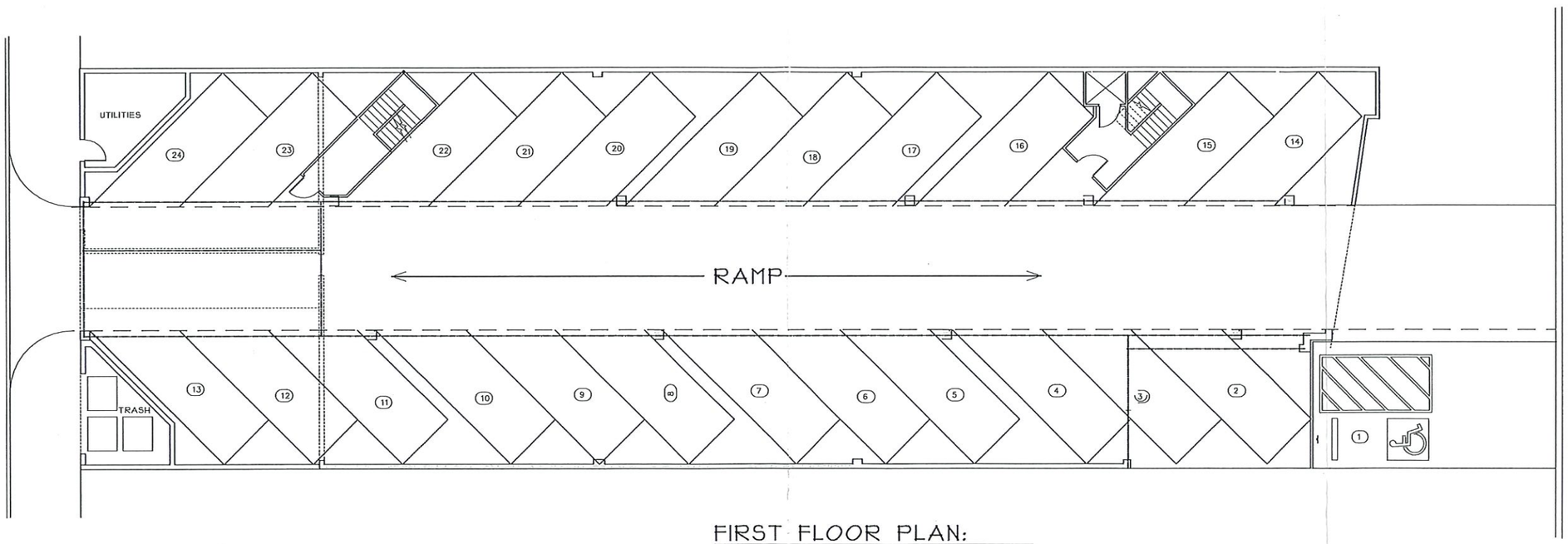
PLAN PREPARED FOR
PHILADELPHIA BUSINESS SERVICE REALITY
541 E. HECTOR STREET
BOROUGH OF CONSHOHOCKEN CHESTER COUNTY PENNSYLVANIA

DRAWN BY	SCI
CHECKED BY	NV
DATE	05-15-19
SCALE	1"=20'

ZONING HEARING EXHIBIT

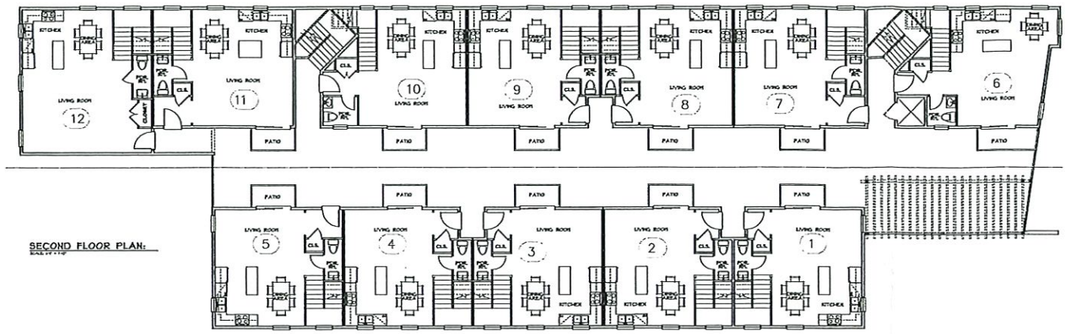
SHEET 1 OF 1

NICHOLAS L. VASTARDIS, P.E.

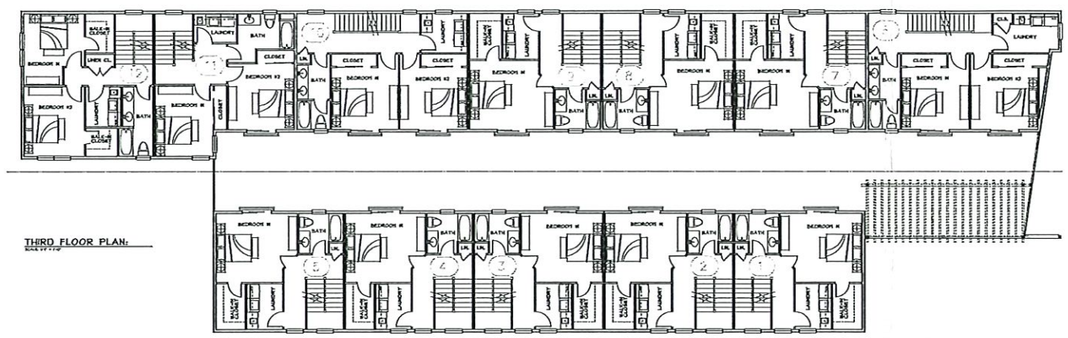


FIRST FLOOR PLAN:

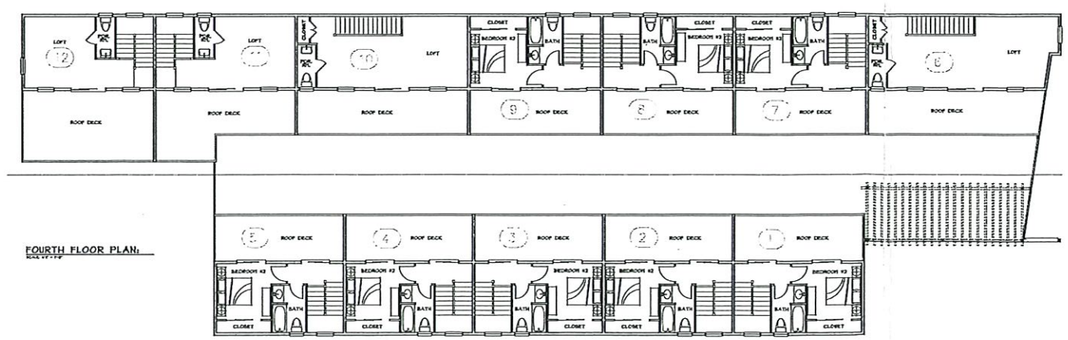
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN:



THIRD FLOOR PLAN:



FOURTH FLOOR PLAN: