



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

AUGUST 14, 2025 PLANNING COMMISSION MEETING PACKET

Prelim-Final Minor Subdivision & LD Application for 140 East 6th Ave

Page 2

APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

RECEIVED

To be completed by the Borough:

Submission Information:

File Number: LD-2025-04

File Date: 6/10/25

Project Title: 140 E. 6th Ave

Date Complete: 6/16/25

Received By: B. Rogers

90 Day Date: Waived

REQUIRED MATERIALS FOR ALL LAND DEVELOPMENT/SUBDIVISION APPLICATIONS

1. This form MUST be completed and submitted with the Borough's Land Development/Subdivision application.
2. A Land Development/Subdivision Application MUST include all of the items listed in the application checklist to be considered complete.

Incomplete applications will NOT be placed on a Planning Commission agenda. Incomplete applications will be returned to the applicant.
3. Complete applications must be received at least 38 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.

It is highly encouraged to submit applications in a digital format.
4. One (1) digital copy plus seven (7) paper copies of the complete application are required if submitting digitally, or fifteen (15) paper copies of the complete application are required.

Applicant Information:

Name: Ratoskey & Trainor, Inc.

Address: 1301 Potshop Road
East Norriton, Pa. 19403

Phone: (610) 272-2433

Fax: _____

E-Mail*: robr110@aol.com

Property Owner Information (if different):

Name: same as applicant

Address: _____

Phone: _____

Fax: _____

E-Mail*: _____

Architect/Planner: _____

Address: _____

E-mail*: _____ Phone/Fax: _____

Engineer/Surveyor: Bradford Grauel PLS, OTM LLC

Address: 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610

E-mail*: bradgr.otm@gmail.com Phone/Fax: (484) 638-0206

Landscape Architect: _____

Address: _____

E-mail*: _____ Phone/Fax: _____

Attorney: Gerald Rath, Blumberg & Rath

Address: 25 E. Butler Avenue, Ambler, Pa. 19002

E-mail*: grath@blumberg-rath.com Phone/Fax: (215) 628-8823

*All correspondence regarding this application from the Planning Commission and staff will be made via e-mail. All persons involved with this application should provide their e-mail addresses so that information including, but not limited to, meeting dates and plan reviews replaces revisions here, is distributed appropriately.

Application For: (See Section 22-305.A or the bottom of page 10 of the application packet for clarification)

- ☒ Minor Land Development
☐ Preliminary Major Land Development
☐ Final Major Land Development

- ☒ Minor Subdivision
☐ Preliminary Major Subdivision
☐ Final Major Subdivision

Project Information:

Location (Street Address): 140 E. 6th Avenue

Tax Assessment Parcel No. 05-00-08372-00-2 County Deed Book No. 6353 Page No. 142

Description of Proposed Work: Redevelopment, 2 single family residential homes

Total Tract Acreage: 8400 sf Project Acreage 8400 sf

Zoning District BR-1 Existing Number of Lots: 1 Proposed Number of Lots: 2

Proposed Land Use: ☒ Single-Family Detached ☐ Single-Family Semi-Detached ☐ Multi-Family
☐ Single-Family Attached ☐ Commercial ☐ Office ☐ Industrial

Other (Describe):

Existing Sewer Flows: 262.5 gpd

Proposed Sewer Flows: 525 gpd

Check List - Plans:

The applicant must provide all of the following plans for an application to be considered complete. Section 22, Part 3 of the SALDO outlines plan submission requirements and the criteria that must be met in order for submissions to be deemed complete. These requirements are listed on information sheets provided at the end of this application package. If the required plans listed below do not have sufficient information to allow for staff reviews, the application may be considered incomplete and returned, requesting additional information.

- | | |
|---|--|
| ☒ Record Plan | ☐ Landscape Plan |
| ☒ Existing Features Site Plan | (sealed by a Landscape Architect) |
| ☒ Grading Plan | ☐ Demolition Plan |
| ☒ Erosion and Sediment Control Plan | ☐ Detail Sheets |
| ☐ Lighting Plan_Major | ☐ Traffic Study (if applicable) |
| ☐ Circulation Plan_Major | ☒ Post Construction Stormwater |
| ☒ Stormwater Calculations | Management Plan |
| | ☐ Utility Plan |

Check List - Proof of ownership and zoning relief:

- ☒ Proof of equitable ownership or interest in the property - copy of the deed to the subject property
☒ Copy of adjudication of Zoning Hearing Board related to the application

Check List - Color Photographs of Site and Existing Conditions:

- ☐ Streetscape in all directions, showing subject property in each
☐ Façade and secondary elevations of existing building(s) on site
☐ Sidewalk and curb conditions
☐ Street trees
☐ Alley conditions, if present

Check List - Building Elevations:

- ☒ Architectural drawings and renderings of proposed building(s)

Check List - Setback of Proposed Building(s):

- ☒ Established building line for the block on which the property is located (eg: scale off an aerial)
(In plan, show setbacks of all existing buildings on same side of the street as project for entire block.)

List of Requested Waivers:

Section/Requirement:

Relief Requested:

Have you met with the Zoning Officer regarding this plan?

☒ Yes ☐ No

Are there known variances/any zoning relief necessary for this project?*

☐ Yes ☐ No

If YES, have you submitted an application for the Zoning Hearing Board?

☐ Yes ☐ No

Has this plan been reviewed by the Zoning Hearing Board?

☐ Yes ☐ No

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Borough a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct and complete.

Signature of Applicant

Date

Signature of Property Owner (if not the same as applicant)

Date

ALL MAJOR subdivision/land use applications require a pre-submission meeting to discuss the project prior to full application submittal.

MINOR subdivision/land use applications may request a pre-submission meeting; if one is desired.

Meetings are held the second and fourth Tuesday of each month beginning at 1:30pm at the Borough Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature

date

To schedule a pre-submission meeting, please contact the office of the Borough Manager

ph: 610.828.1092

e: landuse@conshohockenpa.gov

Borough Use Only:

☐ Filing Fee

Amount \$

Check No.

☐ Pre-Construction Professional Services Escrow

Amount \$

Check No.

Decision Information:

Approval _____

Denial _____

Decision Date: _____

Comments/Conditions:

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

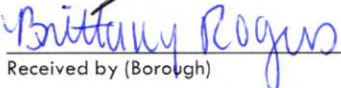
Planning Process Extension Agreement

The Pennsylvania Municipality Planning Code (MPC) and the Conshohocken Borough Subdivision and Land Development Ordinance state that action must be taken by the Borough within ninety (90) days after a complete application is filed with the Borough. In the Borough, larger and complicated projects have historically required additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 509) and the Conshohocken Borough Subdivision and Land Development Ordinance (Section 22-308).


Applicant signature


Date


Received by (Borough)


Date

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT
FOR PROFESSIONAL REVIEW FEES

SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Borough Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Borough. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Borough may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed

Applicant



Date:

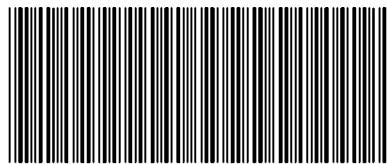




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6353 PG 00141 to 00144
INSTRUMENT # : 2024004999
RECORDED DATE: 01/31/2024 09:54:59 AM



6288557-0022

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed
Document Date: 01/05/2024
Reference Info:

Transaction #: 6884619 - 1 Doc(s)
Document Page Count: 3
Operator Id: dawhitner

RETURN TO: (Simplifile)
Aaron Abstract
526 Township Line Road
Blue Bell, PA 19422
(215) 283-4800

PAID BY:
AARON ABSTRACT

*** PROPERTY DATA:**

Parcel ID #: 05-00-08372-00-2
Address: 140 E SIXTH AVE

CONSHOHOCKEN PA
19428
Municipality: Conshohocken Borough
(100%)
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$290,000.00
TAXABLE AMOUNT: \$290,000.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
State RTT	\$2,900.00
Conshohocken Borough RTT	\$1,450.00
Colonial School District RTT	\$1,450.00
Total:	\$5,886.75

DEED BK 6353 PG 00141 to 00144
Recorded Date: 01/31/2024 09:54:59 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION**

Prepared by and Return to:

AARON ABSTRACT COMPANY
526 Township Line Road
Suite 200
BLUE BELL, PA 19422
215-283-4800

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-08372-00-2 CONSHOHOCKEN BOROUGH
140 E SIXTH AVE
DEPAUL EUGENE REVOCABLE TRUST THE \$15.00
B 037 L U 016 1101 01/31/2024 JG

File No. FAF1254

UPI # 05-00-08372-00-2

This Indenture, made the 5th day of January, 2024,

Between

**EUGENE DEPAUL, TRUSTEE OF EUGENE DEPAUL REVOCABLE TRUST
DATED MARCH 25, 2021, AS MAY BE FURTHER AMENDED**

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

RATOSKEY & TRAINOR, INC

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Two Hundred Ninety Thousand And 00/100 Dollars (\$290,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN framed message and three town lots or piece of land situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, being lots No. 19, 20 and 21 in a plan of lots laid out by Wood and Lukens, bounded and described together as one lot, as follows:

BEGINNING at a stake on the Northeasterly side of Sixth Avenue, at a distance of 140.00 feet Northwesterly from Hallowell Street, a corner of this and Lot No. 18 (formerly of Joseph Hallman); thence Northeasterly, at right angles to said Sixth Avenue, 140.00 feet to a 20.00 feet wide alley running from Harry Street to Hallowell Street and laid out for the use of the lots in common bounding thereon; thence Southeasterly, along the said side of the said alley 60.00 feet to a corner of this and Lot No. 22 (formerly of Stephen Miller); thence Southwesterly, parallel to Hallowell Street 140.00 feet to the Northeast side of Sixth Avenue, aforesaid; thence along the said side of thereof, Northwesterly 60.00 feet to the place of beginning.

BEING Parcel No. 05-00-08372-00-2

BEING the same premises which Robert Horan, by Deed dated April 19, 2023, and recorded May 11, 2023, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 6325, Page 2371, granted and conveyed unto Eugene DePaul, Trustee of Eugene DePaul, as Trustee of the Eugene DePaul Revocable Trust dated March 25, 2021, as may be further amended, in fee.

Prior Deed

BEING the same premises which David M. Racich, by Deed dated February 20, 2006, and recorded March 22, 2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5594, Page 833, granted and conveyed unto Robert Horan, in fee.

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 it, the said grantor, 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 Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, 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 it, the said Grantor, and its successors and assigns, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

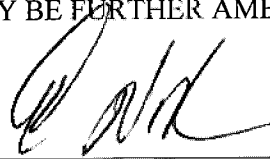
In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

ATTEST

[SEAL]

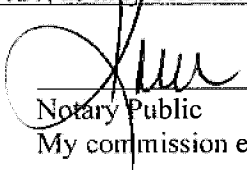
EUGENE DEPAUL, TRUSTEE OF
EUGENE DEPAUL REVOCABLE
TRUST DATED MARCH 25, 2021,
AS MAY BE FURTHER AMENDED,
IN FEE.

By:

 Trustee
Eugene DePaul, Trustee

Commonwealth of Pennsylvania }
County of Montgomery } ss

This record was acknowledged before me on January 5, 2024 by Eugene DePaul (name) as Trustee (title), who represents that he is authorized to act on behalf of Eugene DePaul, Trustee of Eugene DePaul Revocable Trust dated March 25, 2021, as may be further amended, in fee.

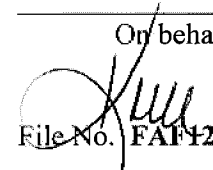

Notary Public

My commission expires 4.8.26

The precise residence and the complete post office address of the above-named Grantee is:

3201 POTSHOP RD.
E. NORRITON, PA 19403

On behalf of the Grantee


File No. FAF1254

Commonwealth of Pennsylvania - Notary Seal
Karen Mancini, Notary Public
Montgomery County
My commission expires April 8, 2026
Commission number 1043095
Member, Pennsylvania Association of Notaries

Record and return to:
AARON ABSTRACT COMPANY
526 Township Line Road, Suite 200
BLUE BELL, PA 19422

RATOSKEY & TRAINOR
140 E 6TH AVENUE



FRONT ELEVATION



Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Date: 5/28/25
Municipality: Borough of Conshohocken
Proposal Name: 140 E. 6th Avenue Subdivision & Land Development
Applicant Name: Ratoskey & Trainor Inc.
Address: 1301 Pottshop Road
City/State/Zip: East Norriton, Pa. 19403
Phone: (610) 272-2433
Email: robr110@aol.com

Applicant's Representative: Bradford R. Grauel, PLS, OTM LLC
Address: 200 Spring Ridge Drive, Suite 201
City/State/Zip: Wyomissing, Pa. 19610
Business Phone (required): (484) 638-0206
Business Email (required): bradgr.otm@gmail.com

Type of Review Requested:

(Check All Appropriate Boxes)

- ☒ Land Development Plan
☒ Subdivision Plan
☐ Residential Lot Line Change
☐ Nonresidential Lot Line Change
☐ Zoning Ordinance Amendment
☐ Zoning Map Amendment
☐ Subdivision Ordinance Amendment
☐ Curative Amendment
☐ Comprehensive / Other Plan
☐ Conditional Use
☐ Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

- ☐ Tentative (Sketch)
☒ Preliminary / Final

Type of Submission:

- ☒ New Proposal
☐ Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

BR-1

Existing District:

Special Exception Granted ☐ Yes ☐ No

Variance Granted ☒ Yes ☐ No For

Min. Lot Width

Plan Information:

Tax Parcel Number(s) 05-00-08372-00-2
Location 140 E. 6th Street
Nearest Cross Street Hallowell Street
Total Tract Area 8400 sf
Total Tract Area Impacted By Development 8400 sf

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family	2		☐	☒		
Townhouses/Twins			☐	☐		
Apartments			☐	☐		
Commercial						
Industrial						
Office						
Institutional						
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information:

RESET

Effective 5/1/18





LOCATION MAP

AVERAGE BUILDING SETBACK CALCULATION

ADDRESS	EX. SETBACK	AVG. SETBACK
148	20.05	
144	15.91	
140	18.5	
134	19.94	
132	20.04	
130	20.04	
128	20.04	
126	20.04	
124	19.94	
120	14.21	
118	16.15	
114	24.96	
112	16.78	
110	16.78	
106	16.78	
104	16.78	
100	16.5	
TOTAL	313.44 / 17	18.44 FT.

CURRENT ZONING: BR-1 BOROUGH RESIDENTIAL DISTRICT ONE
TABULATION OF ZONING CONFORMANCE

	REQUIRED/ PERMITTED	EXISTING SITE	%	LOT 1 PROPOSED	%	LOT 2 PROPOSED	%
LOT SIZE	4,000 SF	8,400 SF		4200 SF		4200 SF	
LOT WIDTH	40 FT.	60 FT.		30 FT.		30 FT.	*
FRONT YARD SETBACK	25 FT.	18.50 FT.		18.43 FT.		18.43 FT.	
SIDE YARD SETBACK	5 FT.	14.14 FT.		5 FT.		5 FT.	
REAR YARD SETBACK	25 FT.	90.13 FT.		78.7 FT.		78.7 FT.	
IMPERVIOUS COVERAGE	60%	2507 SF	29.8	1595 SF	38	1545 SF	37**
BUILDING HEIGHT	35 FT.	2 STORY		2 STORY		2 STORY	
BUILDING COVERAGE	35%	1403 SF	16.7	1258 SF	30	1258 SF	30

- 1) ** DENOTES VARIANCE GRANTED BY BOROUGH
2) * DENOTES IMPERVIOUS COVERAGE EXCLUDES ONE 9X18 PARKING SPACE
3) IMPERVIOUS COVERAGE CALCULATIONS
EXISTING SITE: BUILDINGS 1404 SF, DRIVEWAY 738 SF
SIDEWALKS AND PATIO 365 SF TOTAL = 2507 SF
PROPOSED LOT 1: BUILDINGS 1258 SF, SIDEWALKS 185 SF
PAVED SURFACE: 152 SF, TOTAL = 1595 SF
PROPOSED LOT 2: BUILDINGS 1258 SF, SIDEWALKS 185 SF
PAVED SURFACE: 102 SF, TOTAL = 1545 SF

ZONING DECISION: APPEAL NO. Z-2025-01
ON APRIL 4, 2025, THE ZONING HEARING BOARD OF THE BOROUGH OF CONSHOHOCKEN, GRANTED A VARIANCE OF SECTION 27-1005.9 OF THE BOROUGH OF CONSHOHOCKEN ZONING ORDINANCE TO PERMIT A LOT WIDTH OF 30 FT. VS. THE REQUIRED MINIMUM OF 40 FT. CONDITIONED UPON THAT THE RELIEF WILL EXPIRE AT THE END OF ONE YEAR FROM THE DATE OF THE ORDER UNLESS THE APPLICANT OBTAINS A BUILDING PERMIT OR PUTS THE PROPERTY TO THE USE FOR WHICH THE RELIEF HAS BEEN GRANTED BEFORE THAT TIME.

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 ____, 2025
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 ____, 2025

ENGINEER

MONTGOMERY COUNTY RECORDER OF DEEDS

RECORDED THIS ____ DAY OF ____, 2025
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

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

CERTIFIED THIS DATE: ____

FOR THE DIRECTOR

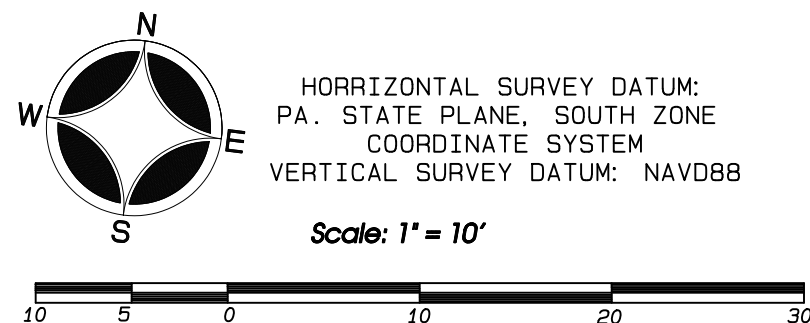
BOROUGH OF CONSHOHOCKEN

APPROVED BY THE BOROUGH COUNCIL OF THE
BOROUGH OF CONSHOHOCKEN
THIS DAY OF ____ BY RESOLUTION NO. ____ OF 2025

PRESIDENT

SECRETARY

THIS PLAN WAS PREPARED WITHOUT THE FILING OF
EITHER A DESIGN OR ROUTINE WORK NOTICE WITH
THE PA. ONE CALL SYSTEM
USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT
PURSUANT TO THE REQUIREMENTS OF ACT 287 OF THE
PENNA. LEGISLATURE, A ONE CALL NOTICE MUST BE FILED
WITH THE PENNA. ONE CALL SYSTEM (1-800-242-1776) A
MINIMUM OF THREE WORKING DAYS PRIOR TO ANY
EXCAVATION OR CONSTRUCTION ACTIVITIES.



— G — GAS MAIN
— W — WATER MAIN
— S — SAN SEWER MAIN
AND MANHOLES
— E — EXISTING DECIDUOUS TREE
— U — UTILITY POLE

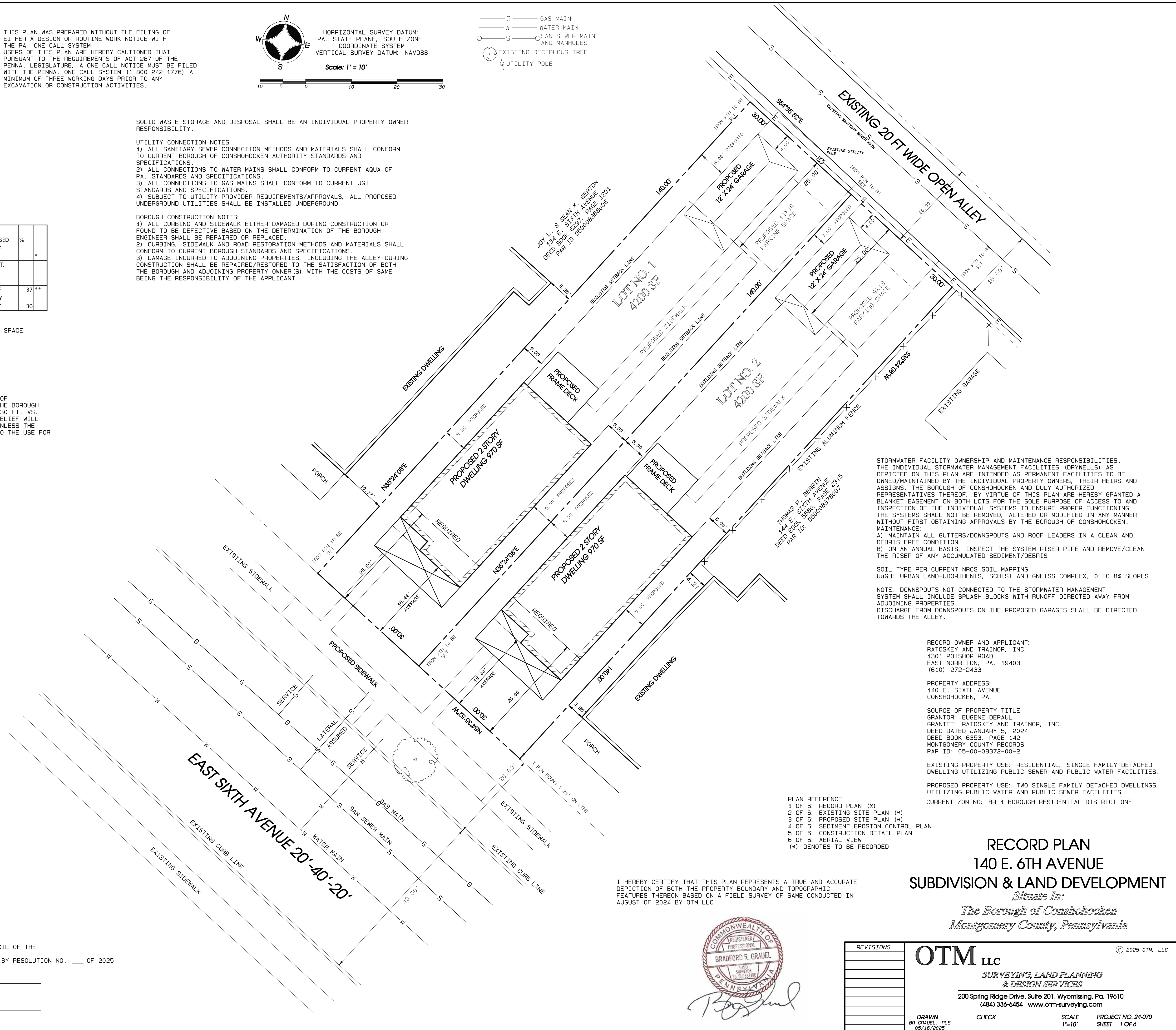
SOLID WASTE STORAGE AND DISPOSAL SHALL BE AN INDIVIDUAL PROPERTY OWNER RESPONSIBILITY.

UTILITY CONNECTION NOTES

- 1) ALL SANITARY SEWER CONNECTION METHODS AND MATERIALS SHALL CONFORM TO CURRENT BOROUGH OF CONSHOHOCKEN AUTHORITY STANDARDS AND SPECIFICATIONS.
- 2) ALL CONNECTIONS TO WATER MAINS SHALL CONFORM TO CURRENT AQUA OF PA. STANDARDS AND SPECIFICATIONS.
- 3) ALL CONNECTIONS TO GAS MAINS SHALL CONFORM TO CURRENT UGI STANDARDS AND SPECIFICATIONS.
- 4) SUBJECT TO UTILITY PROVIDER REQUIREMENTS/APPROVALS, ALL PROPOSED UNDERGROUND UTILITIES SHALL BE INSTALLED UNDERGROUND

BOROUGH CONSTRUCTION NOTES:

- 1) ALL CURBING AND SIDEWALK EITHER DAMAGED DURING CONSTRUCTION OR FOUND TO BE DEFECTIVE BASED ON THE DETERMINATION OF THE BOROUGH ENGINEER SHALL BE REPAIRED OR REPLACED.
- 2) CURBING, SIDEWALK AND ROAD RESTORATION METHODS AND MATERIALS SHALL CONFORM TO CURRENT BOROUGH STANDARDS AND SPECIFICATIONS.
- 3) DAMAGE INCURRED TO ADJOINING PROPERTIES, INCLUDING THE ALLEY DURING CONSTRUCTION SHALL BE REPAIRED/RESTORED TO THE SATISFACTION OF BOTH THE BOROUGH AND ADJOINING PROPERTY OWNER(S) WITH THE COSTS OF SAME BEING THE RESPONSIBILITY OF THE APPLICANT



STORMWATER FACILITY OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
THE INDIVIDUAL STORMWATER MANAGEMENT FACILITIES (DRYWELLS) AS
DEPICTED ON THIS PLAN ARE INTENDED AS PERMANENT FACILITIES TO BE
OWNED/MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS. THEIR HEIRS AND
ASSIGNS. THE BOROUGH OF CONSHOHOCKEN AND DULY AUTHORIZED
REPRESENTATIVES THEREOF, BY VIRTUE OF THIS PLAN ARE HEREBY GRANTED A
BLANKET EASEMENT ON BOTH LOTS FOR THE SOLE PURPOSE OF ACCESS TO AND
INSPECTION OF THE INDIVIDUAL SYSTEMS TO ENSURE PROPER FUNCTIONING.
THE SYSTEMS SHALL NOT BE REMOVED, ALTERED OR MODIFIED IN ANY MANNER
WITHOUT FIRST OBTAINING APPROVALS BY THE BOROUGH OF CONSHOHOCKEN.
MAINTENANCE:
A) MAINTAIN ALL CUTTERS/DOWNSPOUTS AND ROOF LEADERS IN A CLEAN AND
DEBRIS FREE CONDITION
B) ON AN ANNUAL BASIS, INSPECT THE SYSTEM RISER PIPE AND REMOVE/CLEAN
THE RISER OF ANY ACCUMULATED SEDIMENT/DEBRIS

SOIL TYPE PER CURRENT NRCS SOIL MAPPING
UGSB: URBAN LAND-UDORTHERNS, SCHIST AND GNEISS COMPLEX, 0 TO 8% SLOPES

NOTE: DOWNSPOUTS NOT CONNECTED TO THE STORMWATER MANAGEMENT
SYSTEM SHALL INCLUDE SPLASH BLOCKS WITH RUNOFF DIRECTED AWAY FROM
ADJOINING PROPERTIES.
DISCHARGE FROM DOWNSPOUTS ON THE PROPOSED GARAGES SHALL BE DIRECTED
TOWARDS THE ALLEY.

RECORD OWNER AND APPLICANT:
RATOSKEY AND TRAINOR, INC.
1301 POTSHOP ROAD
EAST NORRITON, PA. 19403
(610) 272-2433

PROPERTY ADDRESS:
140 E. SIXTH AVENUE
CONSHOHOCKEN, PA.

SOURCE OF PROPERTY TITLE
GRANTOR: EUGENE DEPAUL
GRANTEE: RATOSKEY AND TRAINOR, INC.
DEED DATED JANUARY 5, 2024
DEED BOOK 6353, PAGE 142
MONTGOMERY COUNTY RECORDS
PAR ID: 05-00-08372-00-2

EXISTING PROPERTY USE: RESIDENTIAL, SINGLE FAMILY DETACHED
DWELLING UTILIZING PUBLIC SEWER AND PUBLIC WATER FACILITIES.

PROPOSED PROPERTY USE: TWO SINGLE FAMILY DETACHED DWELLINGS
UTILIZING PUBLIC WATER AND PUBLIC SEWER FACILITIES.

CURRENT ZONING: BR-1 BOROUGH RESIDENTIAL DISTRICT ONE

- PLAN REFERENCE
1 OF 6: RECORD PLAN (*)
2 OF 6: EXISTING SITE PLAN (*)
3 OF 6: PROPOSED SITE PLAN (*)
4 OF 6: SEDIMENT EROSION CONTROL PLAN
5 OF 6: CONSTRUCTION DETAIL PLAN
6 OF 6: AERIAL VIEW
(*) DENOTES TO BE RECORDED

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A TRUE AND ACCURATE
DEPICTION OF BOTH THE PROPERTY BOUNDARY AND TOPOGRAPHIC
FEATURES THEREON BASED ON A FIELD SURVEY OF SAME CONDUCTED IN
AUGUST OF 2024 BY OTM LLC



RECORD PLAN
140 E. 6TH AVENUE
SUBDIVISION & LAND DEVELOPMENT

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
BR GRAUEL, PLS
05/16/2025

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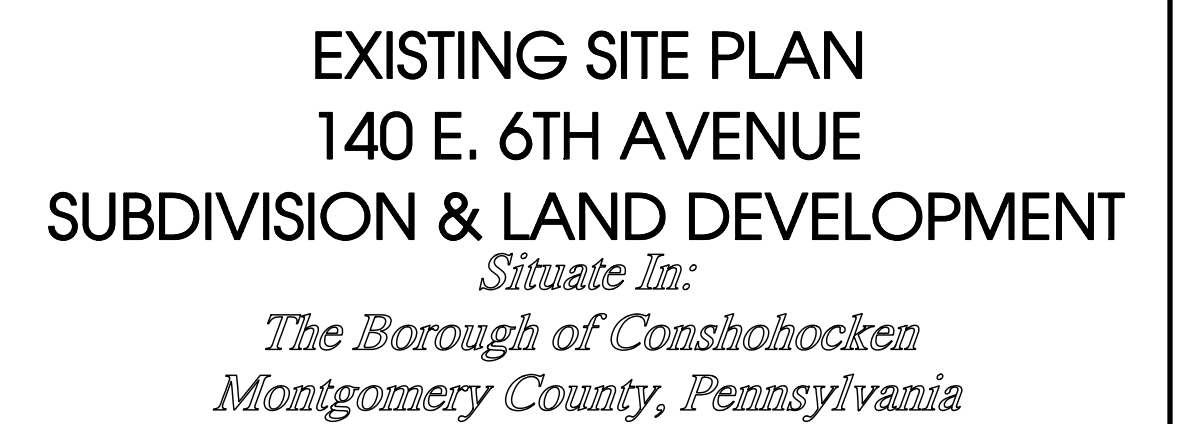
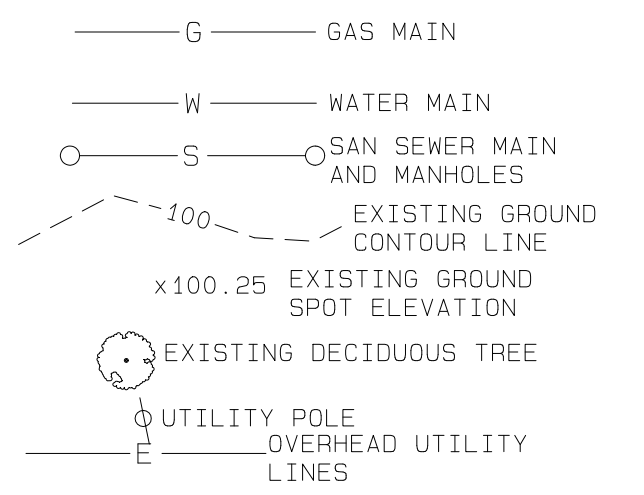
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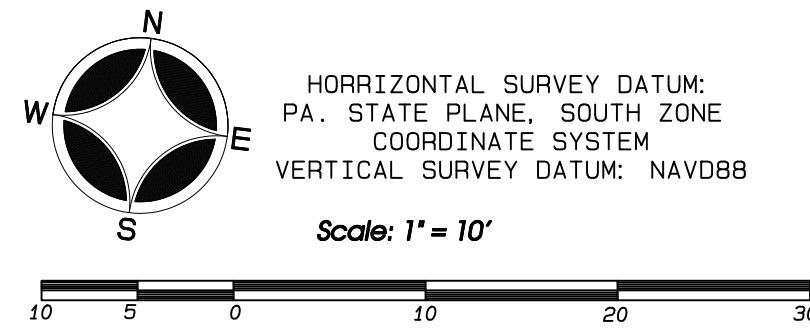
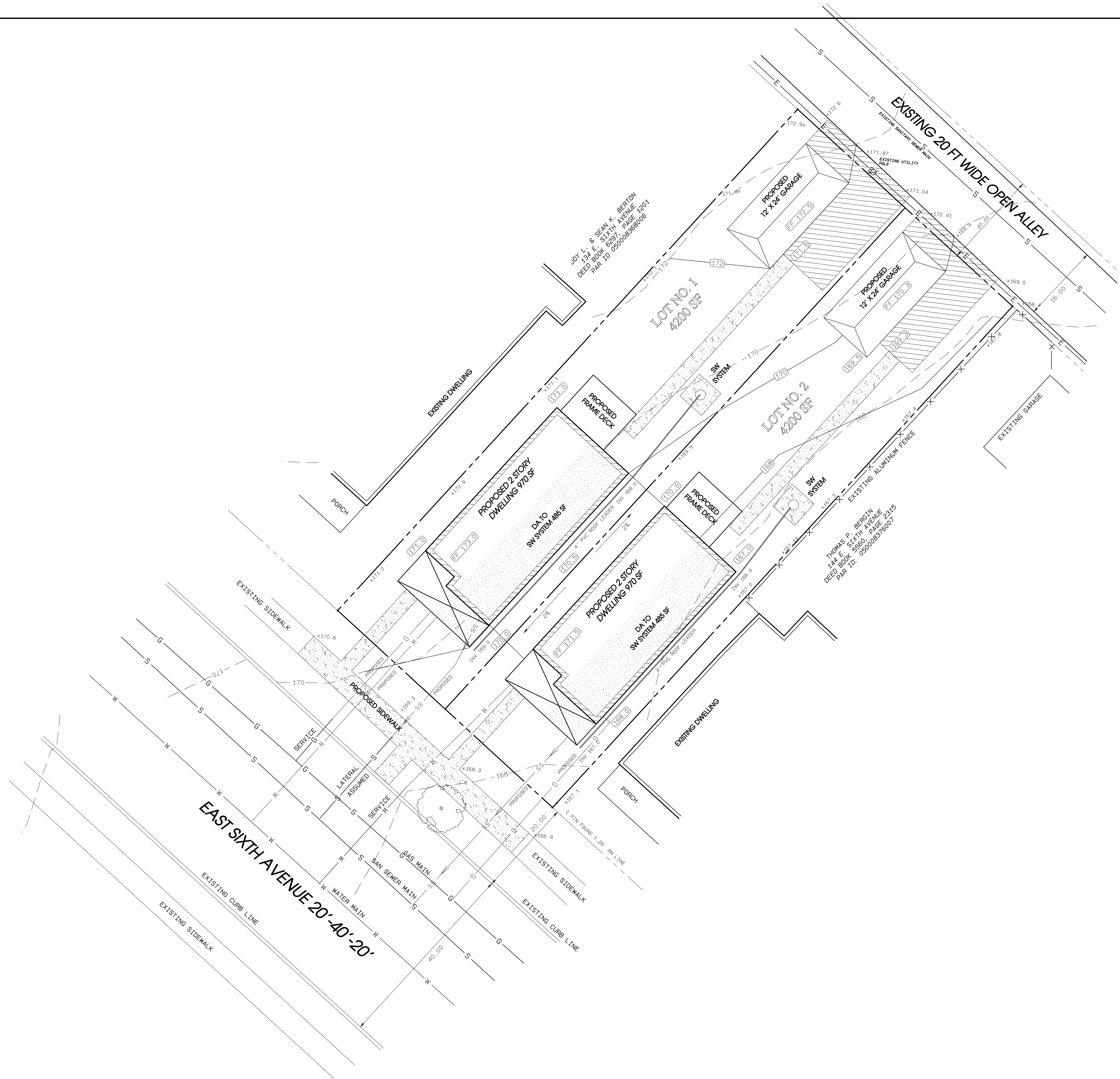
PROJECT NO. 24-070
SHEET 1 OF 6

© 2025 OTM, LLC

PAR ID: 05-00-08372-00-2



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DRAWN BR GRAEDEL, PLS 09/14/2025	CHECK	SCALE 1"=10'	PROJECT NO. 24-070 SHEET 2 OF 6



- G GAS MAIN
- W WATER MAIN
- S SAN SEWER MAIN AND MANHOLES
- EXISTING GROUND CONTOUR LINE
- x100.25 EXISTING GROUND SPOT ELEVATION
- EXISTING DECIDUOUS TREE
- UTILITY POLE OVERHEAD UTILITY LINES
- PROPOSED G GAS SERVICE LINE
- PROPOSED W WATER SERVICE LINE
- PROPOSED SS SAN SEWER LATERAL
- FINISHED GRADE CONTOUR LINE
- FINISHED GRADE SPOT ELEVATION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVING

SITE IMPROVEMENT PLAN
140 E. 6TH AVENUE
SUBDIVISION & LAND DEVELOPMENT
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISIONS		OTM LLC		© 2025 OTM, LLC	
		SURVEYING, LAND PLANNING			
		& DESIGN SERVICES			
		200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610			
		(484) 336-6454 www.otm-surveying.com			
DRAWN		CHECK		SCALE	
BR GRAUEL, PLS				PROJECT NO. 24-070	
05/16/2025				SHEET 3 OF 6	

1. THE LIMITS OF DISTURBANCE ARE TO BE CLEARLY MARKED AND DELINEATED. NO CONSTRUCTION OR VEHICULAR TRAFFIC SHALL BE PERMITTED OUTSIDE OF THE MARKED LIMITS OF DISTURBANCE.
2. STOCKPILES AS INDICATED ON THE PLAN SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 35 FT., WITH SIDESLOPES OF 2:1 MAXIMUM. ALL STOCKPILES SHALL HAVE APPROPRIATE EBS CONTROLS PLACED DOWNWIND OF THE STOCKPILE AREA.
3. IN THE EVENT THAT CONSTRUCTION ACTIVITIES CEASE FOR A PERIOD OF 30 DAYS OR LONGER IN DURATION, ALL AREAS OF DISTURBANCE SHALL BE TEMPORARILY SEEDED AND MULCHED.
4. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A USE OF A PUMPED WATER PUMPED TO THE ROAD.
5. THE SITE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL OFF SITE FILL BEING BROUGHT ONTO THE SITE IS CLEAN FILL.
6. ALL SEDIMENT TRACKED ONTO A PUBLIC ROADWAY SHALL BE REMOVED ON A DAILY BASIS AND RETURNED TO THE CONSTRUCTION SITE. REMOVAL CAN BE ACCOMPLISHED THROUGH THE USE OF MACHINERY OR HAND TOOLS BUT SHALL NEVER BE WASHED OFF OF THE ROAD SURFACE WITH WATER.
7. ALL SEDIMENT REMOVED FROM EROSION CONTROL BMPs SHALL BE STORED IN THE TIE-OUT SOIL STORAGE AREA AND TO BE UTILIZED INTO FINAL GRADING AND TOPSOIL PLACEMENT.
8. ROCK CONSTRUCTION ENTRANCES SHALL BE MAINTAINED AND REPAIRED/REPLACED AS NECESSARY TO ENSURE PROPER FUNCTIONING.
9. COMPOST FILTER SOCK AND FILTER FABRIC FENCE ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SITE. SEDIMENT REMOVED AND ANY SECTION OF THE FACILITY DAMAGED OR FOUND TO BE NOT FUNCTIONAL SHALL BE REPLACED.
10. TOPSOIL PLACEMENT SHALL INCLUDE SCARIFYING OR TILLING THE SUBSURFACE AREA TO A MINIMUM DEPTH OF 6" PRIOR TO PLACEMENT OF TOPSOIL.
11. ALL FILL AND TOPSOIL REPLACEMENT MATERIALS SHALL BE FREE OF FROZEN SOILS, BRUSH, ROOTS OR OTHER FOREIGN MATERIALS.
12. IT SHALL BE THE SITE OWNER OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL EROSION CONTROL AND STABILIZATION FACILITIES ARE INSTALLED AND FUNCTIONING PROPERLY AND THAT SAID FACILITIES REMAIN IN PLACE AND FUNCTIONING UNTIL SUCH TIME AS PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED.
13. PERMANENT SITE STABILIZATION SHALL BE DEFINED AS A UNIFORM, PERMANENT VEGETATIVE COVER OR OTHER PERMANENT COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION.
14. PRIOR TO REMOVAL OF SEDIMENT EROSION CONTROL FACILITIES, IT SHALL BE THE SITE OWNER/CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSIONS FROM THE ADJACENT DISTRICT OF (CITY OR MUNICIPALITY) TO ARRANGE FOR AN INSPECTION OF THE SITE AND TO OBTAIN PERMISSIONS FOR FACILITY REMOVALS.

ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY A COUNTY CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.

ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

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.

FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

CONSTRUCTION SEQUENCE NOTES:

1. THE OPERATOR OR CONTRACTOR SHALL ENSURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS PROMPTLY AND COMPLETELY IMPLEMENTED AND MAINTAIN A COPY OF THE APPROVED PLAN ON SITE AT ALL TIMES DURING EARTH MOVING ACTIVITIES.
2. ALL OFF-SITE BORROW OR SPOIL SITES SHALL HAVE AN APPROVED, CURRENT SEDIMENT EROSION CONTROL PLAN IN PLACE AND FUNCTIONING.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE WITH EACH STAGE BEING COMPLETED PRIOR TO THE INITIATION OF THE FOLLOWING STAGE. THE CLEARING OF BRUSH AND TREE REMOVAL SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
4. EROSION AND SEDIMENT BMP'S SHALL BE INSTALLED, STABILIZED AND FUNCTIONAL PRIOR TO ANY EARTH MOVING OR CONSTRUCTION TO BEGIN.
5. PRIOR TO INITIATING ANY REVISIONS TO THE APPROVED SEDIMENT EROSION CONTROL PLAN OR REVISIONS TO ANY SUPPLEMENTAL PLANS THERETO WHICH WOULD AFFECT THE SEDIMENT EROSION CONTROL FACILITIES, THE OWNER, OPERATOR OR CONTRACTOR SHALL SUBMIT SUCH CHANGES TO THE APPROPRIATE REVIEW AGENCY (EITHER MUNICIPALITY OR CONSERVATION DISTRICT) FOR APPROVALS OF SAID REVISIONS.
6. (PRE-CONSTRUCTION MEETING) IF REQUIRED BY EITHER THE CONSERVATION DISTRICT OR MUNICIPALITY, THE SITE CONTRACTOR, OWNER OR OPERATOR SHALL BE REQUIRED TO NOTIFY THE REVIEWING AGENCY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION TO ARRANGE (IF REQUIRED) A SITE MEETING WITH THE REVIEWING ENTITY, THE SITE CONTRACTOR AND THE PLAN DESIGNER.
7. THE SITE CONTRACTOR, OWNER OR OPERATOR IS RESPONSIBLE TO CONTACT THE PA. ONE CALL SYSTEM A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF CONSTRUCTION TO HAVE ALL UNDERGROUND UTILITY LINES LOCATED AND MARKED.
8. FOLLOWING SITE STABILIZATION, ALL AREAS UNIFORM COVERED WITH PERMANENT VEGETATION OR PERMANENT GROUND COVER OVER ALL DISTURBED AREAS, ANY REMAINING SEDIMENT EROSION CONTROL BMP'S SHALL BE REMOVED INCLUDING ANY REMAINING TRAPPED SEDIMENT WHICH SHALL BE UTILIZED INTO THE GRADED FILL OF THE SITE. ALL AREAS DISTURBED DURING THE REMOVAL PROCESS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED.

- 1) CONTACT THE PA ONE CALL SYSTEM A MINIMUM OF 3 WORKING DAYS PRIOR TO CONSTRUCTION FOR MARKING OF UNDERGROUND UTILITY LINES.
- 2) INSTALL THE CONSTRUCTION EXCHANGE, CONCRETE WASHOUT FACILITY, ALL COMPOST FILTER SOCKS AND CONSTRUCTION FENCING AROUND THE STORMWATER MANAGEMENT FACILITIES AS DEPICTED.
- 3) EXCAVATE FOR AND CONSTRUCT THE DWELLINGS FOOTERS/FOUNDATIONS, PLACING ALL EXCESS EXCAVATED MATERIAL WITHIN THE SOIL STOCKPILE AREA FOLLOWED BY BACKFILLING THE FOUNDATIONS WITH APPROPRIATE EARTHEN MATERIAL.
- 4) DURING DWELLING CONSTRUCTION, EXCAVATE FOR AND INSTALL ALL NECESSARY UNDERGROUND UTILITY CONNECTIONS FOLLOWED BY TEMPORARY STABILIZATION OF ALL TRENCHING AND RESTORATION OF ROAD SURFACE TRENCHING.
- 5) CONSTRUCT ALL CURBING AND SIDEWALK ALONG FRONTAGE OF THE DWELLINGS.
- 6) EXCAVATE FOR AND INSTALL THE INDIVIDUAL LOT STORMWATER MANAGEMENT FACILITY INCLUDING CONNECTION OF ROOF LEADERS.
- 7) CONSTRUCT THE INDIVIDUAL GARAGES, THE REAR SIDEWALKS AND PAVED PARKING SPACES, REMOVING ANY REMAINING SOIL FROM THE SOIL STOCKPILE AND ANY PORTION OF THE ROCK CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT FACILITY AS NECESSARY TO FACILITATE CONSTRUCTION.
- 8) MAINTAIN THE COMPOST FILTER SOCK ON THE EAST SIDE OF THE PROPERTY TO CONTAIN ANY SEDIMENT RUNOFF.
- 9) FINAL GRADE, PLACING TOPSOIL, SEEDING/MULCHING/LANDSCAPING ON ALL DISTURBED AREAS.
- 10) MONITOR AREAS OF DISTURBANCE HAVE ACHIEVED A MINIMUM OF 70% ACTIVE PERMANENT VEGETATIVE GROWTH, LANDSCAPING OR OTHER PERMANENT GROUND COVER, REMOVE ANY REMAINING COMPOST FILTER SOCK OR OTHER SEDIMENT EROSION CONTROL FEATURES, REMOVAL SHALL INCLUDE REMOVAL OF ANY REMAINING SOIL SEDIMENT AND TOPSOIL THAT IS NOT FILLED INTO FINAL GRADING OR REMOVED FROM THE SITE. FINAL GRADE AND PERMANENTLY STABILIZE ANY AREAS DISTURBED DURING THE REMOVAL PROCESS.

The Borough of Conshohocken
Montgomery County, Pennsylvania

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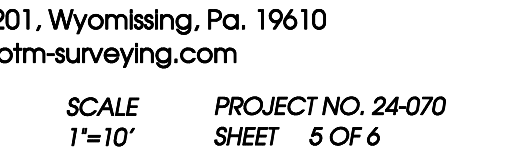
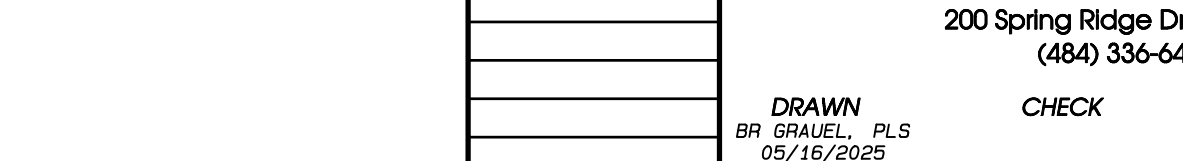
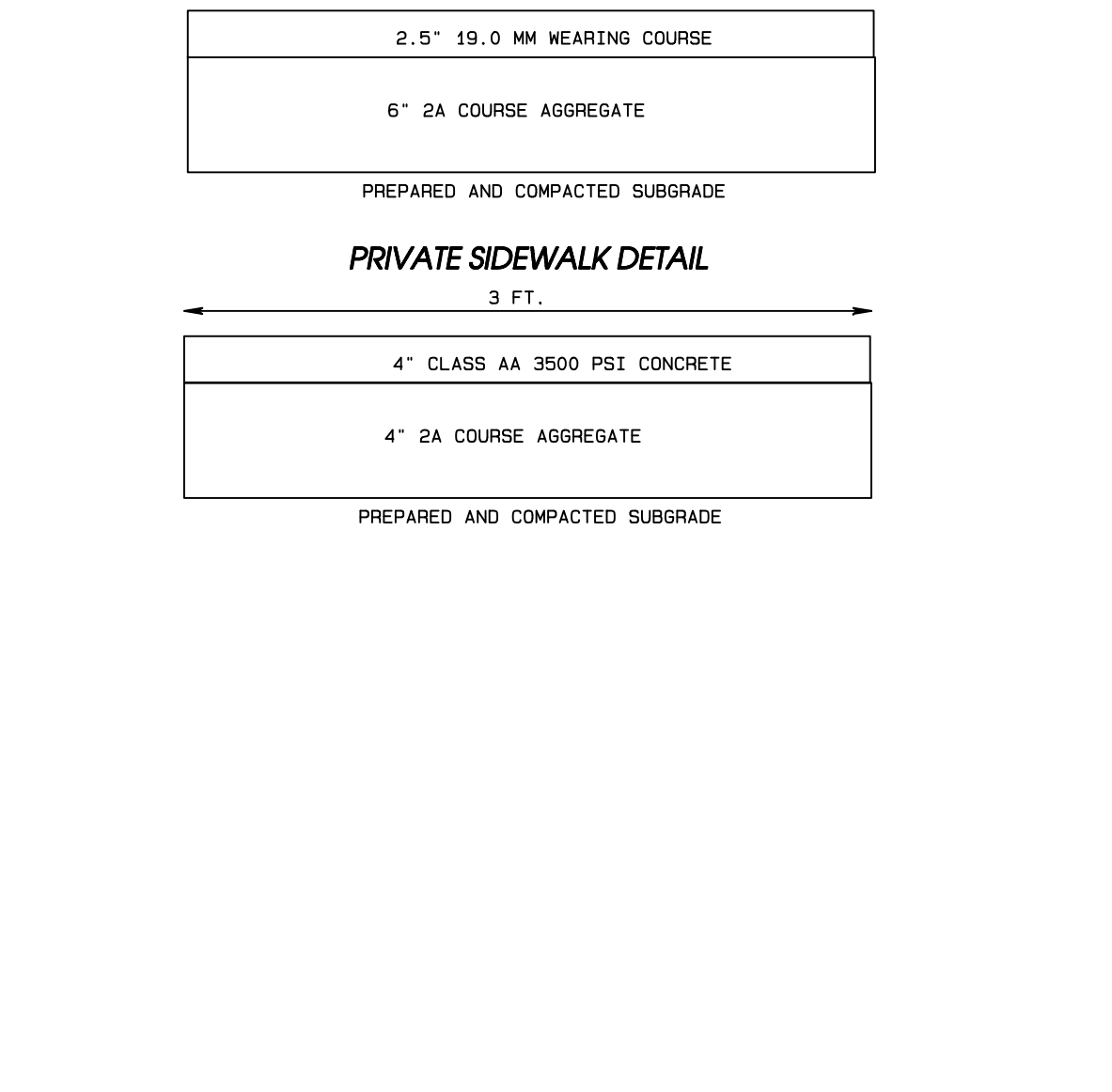
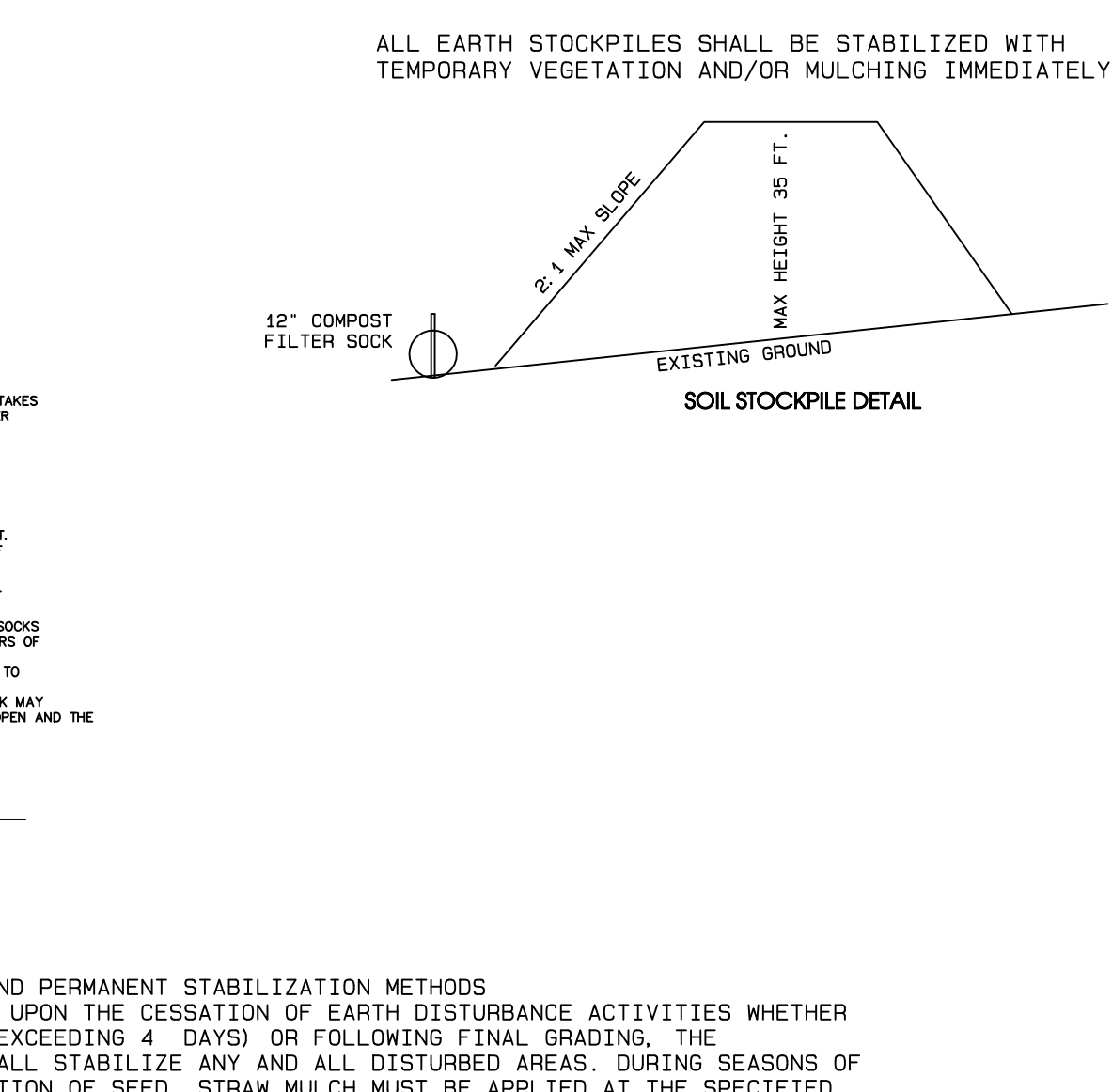
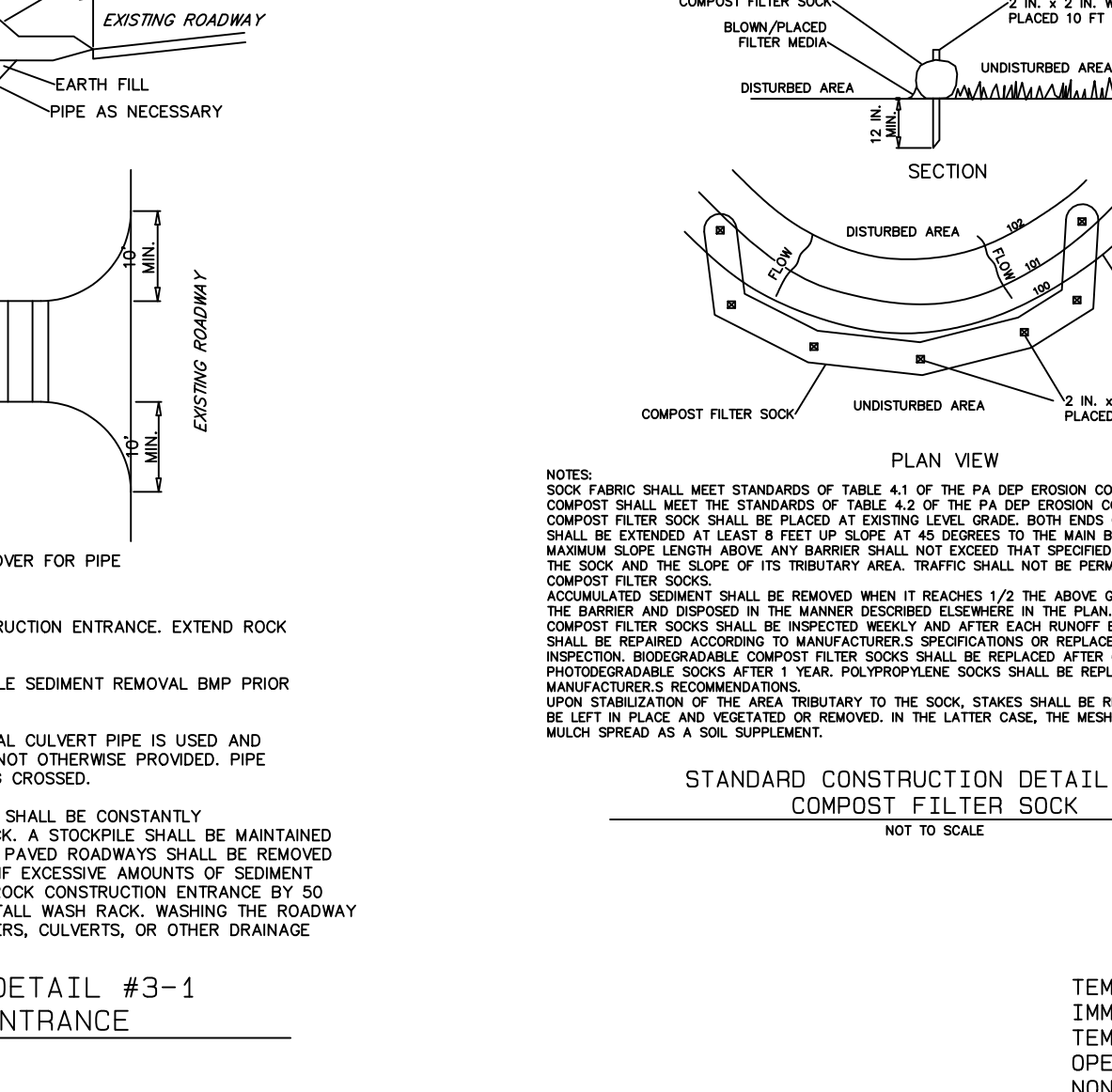
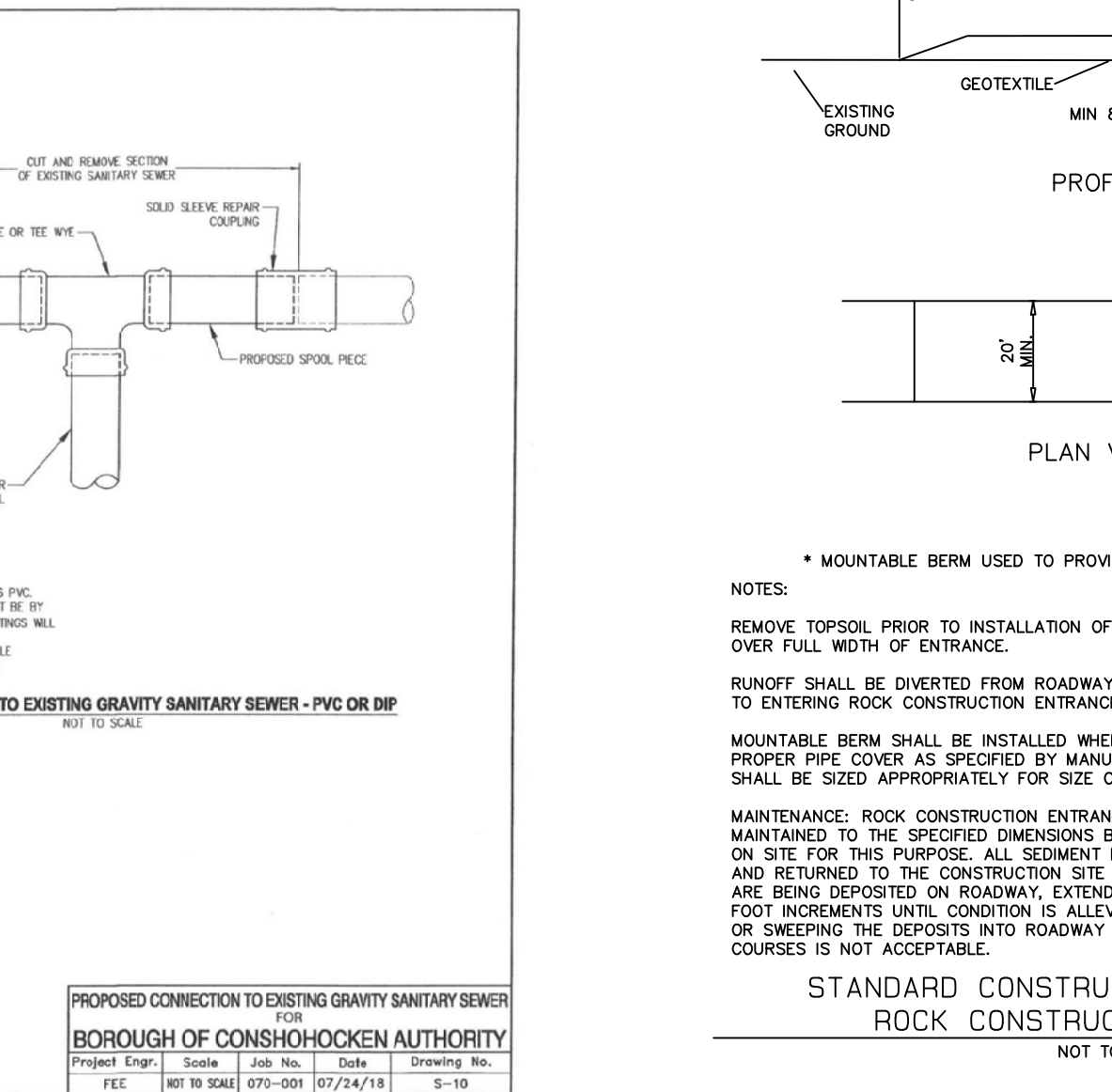
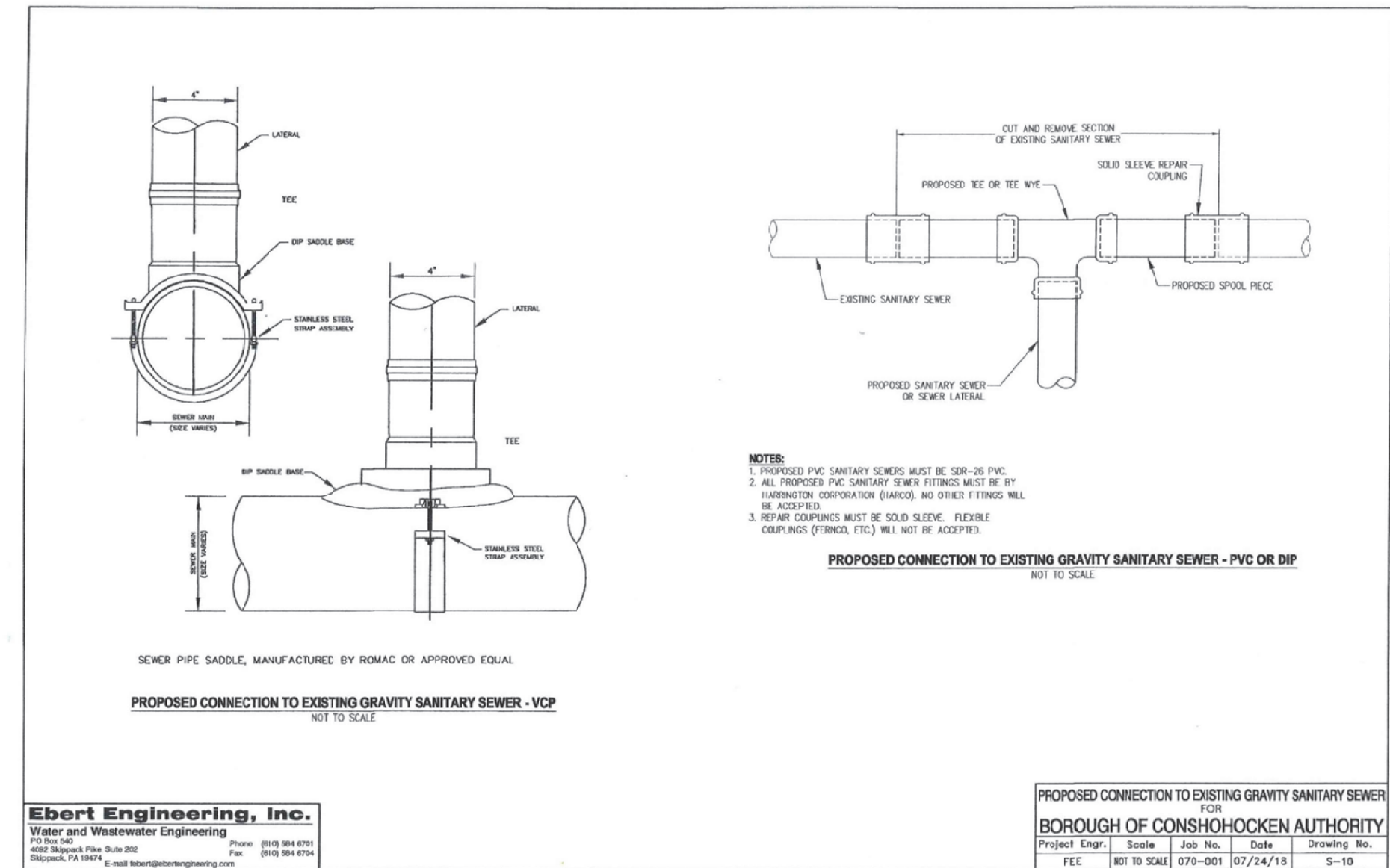
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(484) 336-6454 www.otm-surveying.com

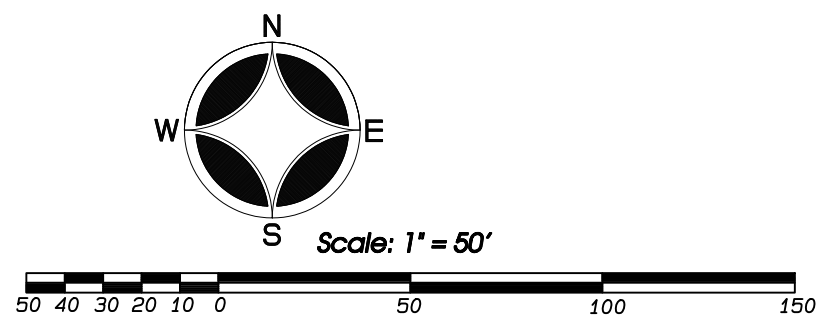
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BR GRAUEL, PLS
05/16/2025

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SCALE PROJECT NO. 24-070
1"=10' SHEET 4 OF 6

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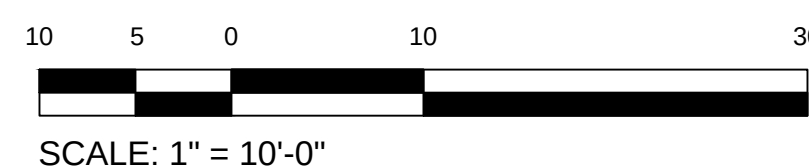
AERIAL VIEW
140 E. 6TH AVENUE
SUBDIVISION & LAND DEVELOPMENT
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISIONS	OTM LLC			© 2025 OTM, LLC
	SURVEYING, LAND PLANNING			
	& DESIGN SERVICES			
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	DRAWN	CHECK	SCALE	PROJECT NO. 24-070
	BR GRAUEL, PLS		1"=10'	SHEET 6 OF 6
	05/16/2025			



PLANT SCHEDULE								
Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Spread	Min. Planting Height	Remarks	Comments
Street Tree								
GT	1	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honeylocust	2" cal.	-	10-12'	B&B	Full canopy, central leader

1. Plant material shall be furnished and installed as indicated including all labor, materials, plants, equipment, incidental and clean up.
2. The contractor shall be responsible for planting at correct grades and alignments.
3. Plants shall be typical of their species and variety, have normal growth habits; well developed bolls and stems and no signs of insect or vapor damage.
4. Contractor shall report any soil or drainage conditions considered detrimental to the growth of the plant material.
5. In so far as it is practicable, plant materials shall be planted on the day of delivery. In the event this is not possible, the contractor shall protect stock not planted. Plants not yet planted will remain in place for longer than a three (3) day period after delivery.
6. All plant material shall meet the standards of the "American Standards for Nursery Stock" as established by the National Nursery Inspection Board. All plant material shall be installed in accordance with the planting practices stated in Chapter 3 of the "Manual of Landscaping" by J. R. Brice, Inc., 1966, 2nd Edition.
7. All plants shall be planted in topsoil that is thoroughly watered and tamped as backfilling progresses. Nothing but suitable topsoil; free of sand, silt, clay, litter, etc., shall be used for planting.
8. Planting operations shall be performed during periods within the planting season when the weather and soil conditions are suitable and in accordance with the accepted local practice.
9. Landscaping contractor shall verify all locations of all utilities prior to placement of landscape material. Contractor shall not place any utilities except any stormwater or utility structure.
10. If a plant species or other substitution is made without receiving prior substitution request approval from the Township, the unapproved plants will be rejected upon inspection. All plant substitutions requests shall be submitted in writing to the Township.
11. Before much is installed, apply pre-emergence weed killer and incorporate into soil according to manufacturers directions.
12. No landscape planting including trees & shrubs are permitted within utility easements.
13. Street trees, screen buffers, soil banking buffers and other required plant material shall be planted prior to the installation of any occupancy permit. In lieu of planting due to seasonal constraints, the locations of street trees shall be staked and the developer shall be required to submit a landscape plan establishing a planting schedule for the project. The landscape plan shall be a memorandum shall indicate that the purchaser understands and acknowledges that the stakes indicate the locations of trees to be planted and that the planting schedule will be followed.
14. The Borough reserves the right to require additional landscape buffer plantings, following substantial completion of construction, should vegetation to be preserved not be preserved or not be able to be preserved on the Final Landscape Plan.
15. Any substantial changes to the approved Landscape Plan must be approved by the Borough through plan resubmission. If substantial changes to the landscaping are made without prior approval from the Borough, the contractor shall be charged with the cost of the changes.
16. All plant material shall be guaranteed for 2 growing seasons from the day of final approval of the landscape installation by the Borough. Any plant material 25% or more of which is dead shall be considered dead. Any dead plant material shall be replaced and installed according to 25% of the crown is dead. Any dead plant material shall be replaced and installed according to the approved planting practices.
17. The Applicant shall contact the Borough in writing to request a final inspection for acceptance at the end of the guarantee period. These inspections will be performed when plant materials are in full leaf only. (May 1 through November 15). All guarantee escrow funds will be released upon acceptance at the end of the guarantee period.
18. All disturbed areas not specified for landscaping shall be seeded/ mulched into lawn areas.
19. No topsoil shall be removed from the site or used as spoil.



General Notes



Landscape Plan

1	LAYOUT UPDATE	4/9/25
No.	Revision/Issue	Date

Firm Name and Address



1121 N. BETHLEHEM PIKE SUITE 60 #206
SPRING HOUSE, PA 19477
P: 215-758-2540
www.infocusplanning.com

Project Name and Address

140 E. 6TH AVE.
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PA

Project
InFocus_25-26

Date 6/3/25

Scale As Noted

Sheet

UP-1

Return Correspondence/Forms to:
OTM LLC
200 Spring Ridge Drive, Suite 201
Wyomissing, Pa. 19610

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Pa Southeast Regional Office

2 East Main Street

Norristown, Pa. 19401

DEP USE	
Components Sent	
Onlot Disposal	☐
Collection and Treatment	☐
Planning Agency Review	☐
Exempt from Planning	☐
Code _____	
Date _____	

"Fold Here"

1. Development Information

Name of Development 140 E. 6th Avenue
 Developer Name Ratoskey & Trainor, Inc.
 Address 1301 Pottshop Road, East Norriton, Pa. 19403
 Telephone # (610) 272-2433
 Email robr110@aol.com

2. Location of Development

a. County Montgomery
 b. Municipality Borough of Conshohocken
 c. Address or Coordinates 140 E. 6th Avenue, Conshohocken, Pa.
 d. Tax Parcel # 05-00-08372-00-2
 e. USGS Quad Name Norristown, Pa.
inches up 14.2 over 6.8
from bottom right corner of map.
 f. Located in a High Quality/Exceptional Value watershed?
☐ Yes ☒ No

3. Type of Development Proposed (check appropriate box)

☒ Residential ☐ Multi-Residential
 Describe 2 single family residential lots with one existing sewer connection
☐ Commercial ☐ Institutional
 Describe _____
☐ Brownfield Site Redevelopment
☐ Other (specify) _____

4. Size

a. # of lots 2 # of EDUs 2
 b. # of lots since 5/15/72 0
 c. Development Acreage 0.19
 d. Remaining Acreage 0

5. Sewage Flows 525 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. ☒ Sewerage System
☒ Existing (connection only) ☐ New (extension)
☒ Public ☐ Private
☐ Pump Station(s)/Force Main ☐ Gravity
 Name of existing system being extended
Borough of Conshohocken
 Interceptor Name same
 Treatment Facility Name Borough of Conshohocken Authority
 NPDES Permit # _____
 b. ☐ Construction of Treatment Facility
☐ With Stream Discharge
☐ With Land Application (not including IRSIS)
☐ Other
☐ Repair?
 Name of waterbody where point of discharge is proposed (if stream discharge)

- c. ☐ Onlot Sewage Disposal Systems (check appropriate box)
☐ Individual onlot system(s) (including IRSIS)
☐ Community onlot system
☐ Large-Volume onlot system

d. ☐ Retaining tanks

Number of Holding Tanks _____

Number of Privies _____

7. ☐ Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

- a. Protection of rare, endangered or threatened species

Check one:

☒ The "PNDI Project Environmental Review Receipt" is attached. or

☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

- b.
- ☒
- Plot Plan Attached
- ☐
- Site Reports Attached

c. Onlot Disposal Systems

- (1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) / Date_____
Name (Print) / Title

Municipality (must be same as in 2.b.)

Telephone # _____

- (2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Signature of SEO) / Date_____
Name (Print) / Certification #

Telephone # _____

- (3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) / Date

- d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) / Date_____
Stephanie Cecco / Manager
Name (Print) / Title_____
Borough of Conshohocken
Municipality (must be same as in 2.b.)Telephone # (610) 828-1092

1. PROJECT INFORMATION

Project Name: **140 E. 6th Avenue**

Date of Review: **5/28/2025 01:37:34 PM**

Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**

Project Area: **0.25 acres**

County(s): **Montgomery**

Township/Municipality(s): **Conshohocken Borough**

ZIP Code:

Quadrangle Name(s): **NORRISTOWN**

Watersheds HUC 8: **Schuylkill**

Watersheds HUC 12: **Plymouth Creek-Schuylkill River**

Decimal Degrees: **40.077971, -75.299173**

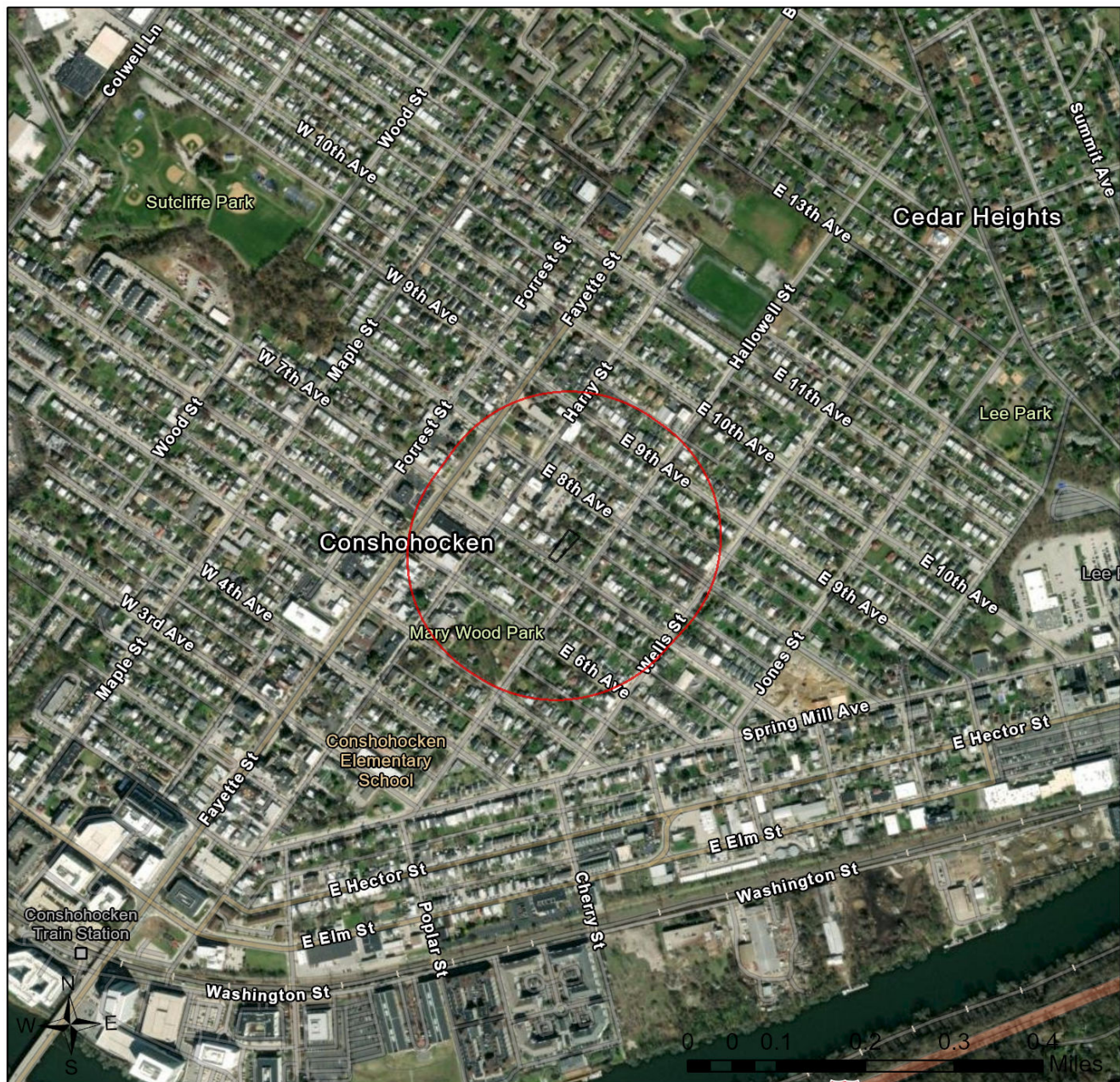
Degrees Minutes Seconds: **40° 4' 40.6952" N, 75° 17' 57.245" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

140 E. 6th Avenue

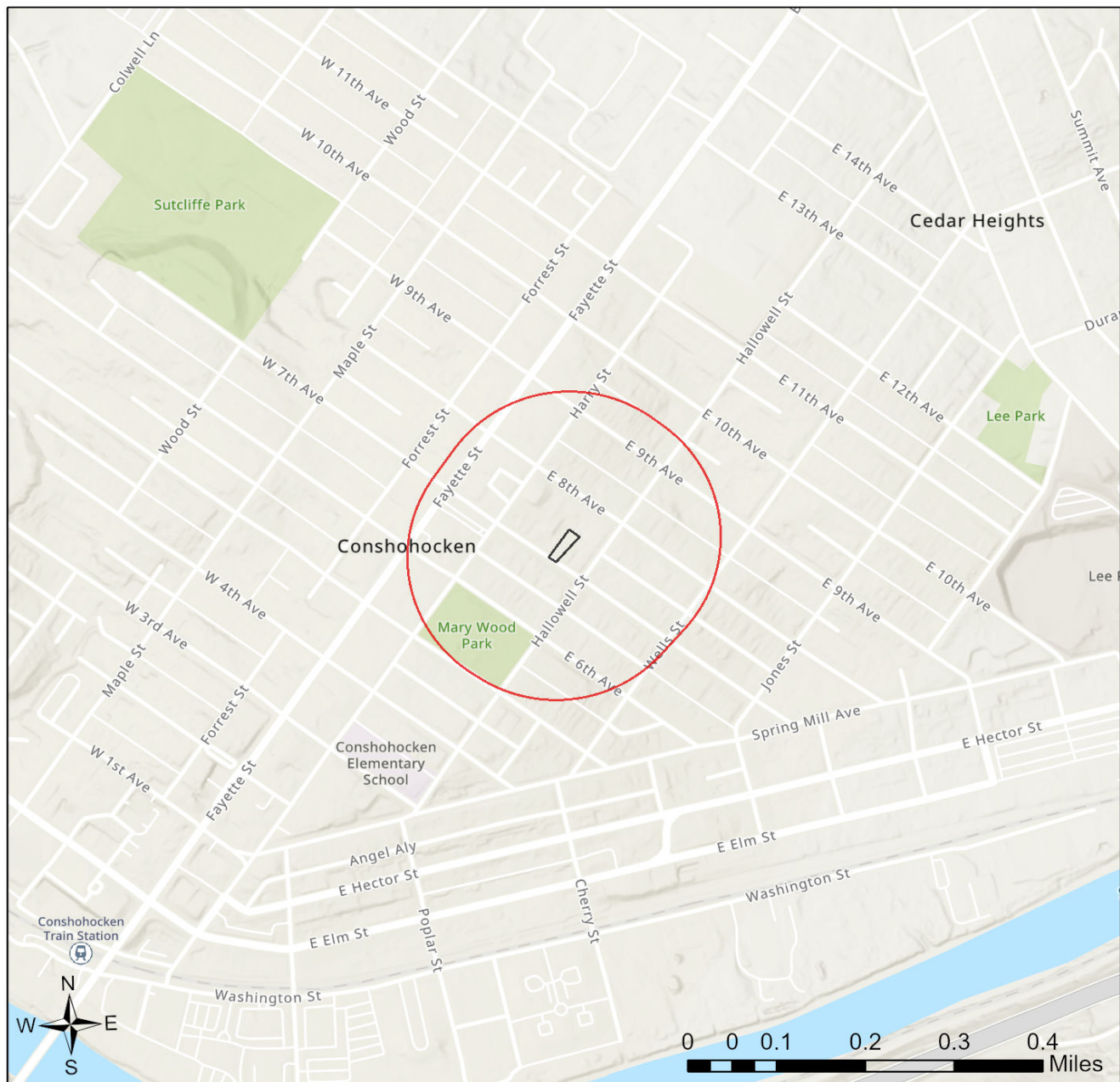


-  Buffered Project Boundary
-  Project Boundary



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

140 E. 6th Avenue



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

RESPONSE TO QUESTION(S) ASKED

Q1: Which of the following closest describes the proposed project?

Your answer is: The proposed project will be connected to, and entirely serviced by, an existing, off-site water delivery and supply line (e.g., operated by a municipality or water company).

Q2: Will it be necessary to discharge any effluent or runoff to any streams (intermittent or perennial)?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.



5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Bradford R. Grauel, PLS
Company/Business Name: OTM LLC
Address: 200 Spring Ridge Drive, Suite 201
City, State, Zip: Wyomissing, Pa. 19610
Phone: (484) 638-0206 Fax: ()
Email: bradgr.otm@gmail.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Bradford Grauel
applicant/project proponent signature

05/28/2025
date



BOROUGH OF CONSHOHOCKEN

Stormwater Management Plan Application

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

Application is hereby made for Stormwater Management Site Plan review in accordance with the Borough of Conshohocken Stormwater Management Ordinance.

Date of Submission 05/28/25

Property/Site Location/ Address:

140 E. 6TH AVENUE

Select applicable category below:

- Commercial Property: ☐
- Residential Property (owner occupied): ☒
- Residential Property (rental): ☐

Property Owner Information:

1. Property Owner Name: RATOSKEY & TRAINOR, INC.
2. Property Owner Address:
1301 Potshop Road, East Norriton, Pa. 19403
3. Property Owner Phone Number: (610) 272-2433
4. Property Owner Email: robr110@aol.com

Contractor Information:

1. Contractor Name: same as owner
2. Contractor Address:
3. Contractor Phone Number:
4. Contractor Email:

Engineer Information:

1. Engineer Name: Bradford R. Grauel, PLS OTM LLC
2. Engineer Address:
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
3. Engineer Phone Number: 484-638-0206
4. Engineer Email: bradgr.otm@gmail.com

Applicant Information (check box if applicant is the same as owner or contractor above):

Same contact information as Property Owner: ☒

Same contact information as Contractor: ☒

1. Applicant Name:
2. Applicant Address:
3. Applicant Phone Number:
4. Applicant Email:

**Proposed Description of work to be performed and method of operation
(Submit additional pages as applicable):**

REFER TO PLANS AND SW MANAGEMENT DESIGN REPORT

Complete the Calculation of Impervious Surface Chart

REFER TO STORMWATER MANAGEMENT REPORT

Calculation of Impervious Surface			
LOT AREA (SQUARE FOOTAGE)			
EXISTING IMPERVIOUS SQUARE FOOTAGE	Width	Length	Area – Square Footage
House			
Additions			
Patio & Walkways			
Accessory Structures (i.e. tool shed, detached garage, etc.)			
Swimming Pool ☐ In-ground ☐ Above- ground			
Sidewalk (portion on lot)			
Driveway/ Driveway Apron (portion on lot)			
OTHER:			
TOTAL EXISTING IMPERVIOUS SQUARE FOOTAGE/PERCENTAGE OF LOT AREA			
PROPOSED IMPERVIOUS SURFACE	Width	Length	Area – Square Footage
Structures			
Driveway			
Patio & Walkway			
Swimming Pool ☐ In-ground ☐ Above- ground			
OTHER:			
TOTAL NEW PROPOSED IMPERVIOUS SURFACE SQUARE FOOTAGE/ PERCENTAGE OF LOT AREA			
COMBINED TOTAL OF IMPERVIOUS SURFACE OF LOT AREA SQUARE FOOTAGE/ PERCENTAGE			

Note: Above-ground swimming pools are not considered impervious if there is a minimum of two feet between the pool and any property line or other structure on the property.

Stormwater Impervious Categories

A. For Projects adding 600 square feet or less of impervious cover:

- Request for Exemption from Stormwater Management? Yes _____ No _____
- If yes, submit documentation confirming stormwater flows will not be created, increased, decreased, relocated, or otherwise altered onto adjacent properties.
- If no, submit calculations, plans and narrative information as necessary to comply with the Stormwater Management Ordinance based on proposed design.
- Fees:
 - Application and Filing Fee: \$40.00
 - Engineering Services Escrow Deposit: \$150.00

B. For Projects adding between 601 and 1,000 square feet of impervious coverage, submit the Site Plan and Simplified Method Worksheet from Appendix B of the Stormwater Management Ordinance (see attached).

▪ **Fees:**

- **Application and Filing Fee: \$125.00**
- **Engineering Services Escrow Deposit: \$500.00**

not applicable

C. For Projects adding over 1,000 square feet of impervious coverage, answer the following questions. All calculations, plans, and narrative information required by the Borough's Stormwater Management Ordinance must be included with the application in support of the responses:

1. Does the design address the Volume Control requirements of 19-303? _____
2. Does the design address the Rate Control requirements of 19-304? _____
3. Does the design utilize the upper bound of the 90% confidence interval from NOAA Atlas 14 rain data? _____
4. Was the NRCS Soil-Cover Complex Method used in the calculations? _____
5. Does the plan contain the signature blocks required by 19-401.D? _____
6. Does the submission include the information required by 19-401.E, including SALDO 22-410.3?

7. Do any proposed roof drains and sump pumps address the requirements of 19-702? _____
8. Have stormwater BMPs and proposed drainage been designed in accordance with SALDO 22-410 and the PA BMP Manual?

9. Has the stormwater management and E&S plan, supporting documentation, and narrative been submitted to the Montgomery County Conservation District? _____
10. **Fees:**
 - **Application and Filing Fee: \$500.00**
 - **Engineering Services Escrow Deposit: \$2,000.00**

For Office Use Only:

Date Received: _____

Stormwater Escrow Project Number: _____

Impervious Category:

Application and Filing Fee Paid: _____

- 600 or Less ☐
- 601 – 1000 ☐
- 1001 + ☐

Engineering Services Escrow Deposit Paid: _____

Borough Engineer Signature authorizing exemption or generation of stormwater permit and agreement:



Surveying, Land Planning & Design Services

200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454; www.otm-surveying.com

Wednesday, May 28, 2025

**STORMWATER MANAGEMENT DESIGN REPORT FOR 140 E. 6TH AVENUE
SUBDIVISION AND LAND DEVELOPMENT PROJECT**

IMPERVIOUS SURFACING CALCULATIONS FOR STORMWATER MANAGEMENT

EXISTING SITE (TO BE REMOVED):

BUILDINGS 1404 SF

DRIVEWAY 738 SF

SIDEWALKS/PATIO: 365 SF

TOTAL IMPERVIOUS: 2507

PROPOSED SITE:

LOT NO. 1

BUILDINGS: 1258 SF

SIDEWALKS: 185 SF

MACADAM SURFACING: 314 SF

TOTAL: 1757 SF

LOT NO. 2

BUILDINGS: 1258 SF

SIDEWALKS: 185 SF

MACADAM SURFACING: 264 SF

TOTAL: 1707 SF

PROPOSED COMBINED SITE (LOTS 1 AND 2): 3464 SF

3464 SF PROPOSED – 2507 SF EXISTING = 957 SF INCREASE (QUALIFIES FOR USE OF
SIMPLIFIED METHOD OF STORMWATER MANAGEMENT, APPENDIX B, ORDINANCE 10-
2022)

DESIGN PARAMETERS:

OVERALL INCREASE IN IMPERVIOUS OF 957 SF / 2 LOTS = 479 SF PER LOT TO BE
MANAGED.

479 SF IMPERVIOUS X 1" RUNOFF / 12 = 40 CF OF RUNOFF VOLUME TO BE MANAGED PER
LOT.

PROPOSED DESIGN (PER LOT)

CAPTURE OF $\frac{1}{2}$ OF DWELLING (485 SF) AND USE OF STONE DRYWELL FOR INFILTRATION

DRYWELL SIZING CALCULATION

40 CF RUNOFF / 0.40 STONE VOID VOLUME = 100 CF OF STONE REQUIRED

PROPOSED SYSTEM: 6 FT. X 6 FT. X 3 FT. DEPTH OF STONE BED = 108 CF OF STONE

TOTAL RUNOFF VOLUME PROVIDED: 43.2 CF

SOIL TYPES AND INFILTRATION QUALITIES:

PER NRCS MAPPING, THE ENTIRE SITE IS MAPPED AS UuGB, URBAN LAND-URORTHENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8% SLOPES.

THIS SOIL TYPE IS THE SAME AS THE PROPERTIES LOCATED AT 203 E. 12TH AVENUE IN THE BOROUGH. SOIL TESTING ON THIS SITE COMPLETED IN NOVEMBER OF 2020 INDICATED NO LIMITING ZONES AND AN AVERAGE INFILTRATION RATE OF 2.928 INCHES PER HOUR WITHIN THIS SOIL TYPE.

DEWATERING CALCULATION

AVERAGE INFILTRATION RATE 2.928 INCHES PER HOUR

WATER STORAGE VOLUME WITHIN STONE BED = 43.2 CF

STONE BED BOTTOM SURFACE AREA = 36 SF

$43.2 / 36 = 1.2$ INCHES DEPTH

1.2 INCHES DEPTH / 2.928 INCHES PER HOUR = 0.41 HOURS

SUBJECT PROPERTY SOILS MAPPING

Soil Map—Montgomery County, Pennsylvania



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/22/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Pennsylvania

Survey Area Data: Version 19, Sep 5, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2022—Jul 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UugB	Urban land-Udorthents, schist and gneiss complex, 0 to 8 percent slopes	0.3	100.0%
Totals for Area of Interest		0.3	100.0%

203 E. 12TH AVENUE
SOILS MAPPING & TESTING

Soil Map—Montgomery County, Pennsylvania



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

12/29/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Pennsylvania

Survey Area Data: Version 15, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2014—Aug 11, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UugB	Urban land-Udorthents, schist and gneiss complex, 0 to 8 percent slopes	0.6	100.0%
Totals for Area of Interest		0.6	100.0%

SOIL SUMMARY REPORT FOR STORMWATER INFILTRATION

PROJECT	OTM.12th & Hallowell Street	PROJECT NUMBER	3415-00-530	SUBDIVISION	
SITE LOCATION	203 12th Street	MUNICIPALITY	Conshohocken	COUNTY	Montgomery
TEST DATE	11/20/2020	CONDUCTED BY	AJM	LOT # / TEST AREA	
WEATHER CONDITIONS	SUNNY	PRECIPITATION	none		
TEMPERATURE	60's	SOIL CONDITIONS	WET	X DRY	

SOIL PROFILE Test Pit # SW 1

HORIZON	DEPTH		BOUNDARY		COLOR	TEXTURE	% CF	REDOX			STRUCTURE		CONSISTENCE	ROOTS	NOTES % clay, macro pores, etc.
	UPPER	LOWER	Type	Topo				A	S	C	Grade	Type			
Ap	0	6	a/s		7.5YR4/4	SiL					3 f gr		very friable	many	
Bt	6	13	c/w		10YR5/6	SiL					2 m SBK		friable		
C	13	84			10YR6/8	SL					0 Mass		very friable		

NOTES:

SOIL TYPE:	urban	SOIL DEPTH CLASS	SOIL DRAINAGE CLASS	
CARBONATE DERIVED	no	☒ DEEP ☐ MODERATELY DEEP ☐ SHALLOW	☒ WELL DRAINED ☐ MODERATELY WELL DRAINED ☐ SOMEWHAT POORLY DRAINED ☐ POORLY DRAINED	SLOPE: 2%
LIMITING CONDITION				
TYPE: none				COVER: lawn
DEPTH:				

REDOX - Redoxymorphic features (Drainage Mottling) A/S/C - Abundance/Size/Contrast
 f-few, c-common, m-many; f-fine, m-medium, c-coarse; f-faint, d-distinct, p-prominent

INFILTRATION TEST DATA

HOLE #	DEPTH OF TEST	CASING DIA. (IN)	INITIAL HEIGHT OF WATER COLUMN (IN)	INITIAL FILL TIME	DROP AFTER 1st PRE-SOAK (IN)	DROP AFTER 2nd PRE-SOAK (IN)	TIME: 15 MIN OR 30 MIN	READING #1 DROP (IN)	READING #2 DROP (IN)	READING #3 DROP (IN)	READING #4 DROP (IN)	READING #5 DROP (IN)	READING #6 DROP (IN)	READING #7 DROP (IN)	READING #8 DROP (IN)	FIELD RATE OF DROP (in/hr)	INFILTRATION RATE UTILIZING THE HVORSLEV SOLUTION $K_v = [A/(F \cdot D^3 t)] \times \ln(h_1/h_2)$
1	60"	6"	6"	10:50	5.250"	2.750"	30 min	3.250"	3.000"	3.000"	3.000"					6.000	2.376
2	60"	6"	6"	10:50	6.000"	5.000"	30 min	5.250"	5.250"	5.000"	5.000"					10.000	6.141
3																	
4																	
5																	
6																	
GEOMETRIC MEAN (IN/HR):																7.746	3.819

DIAGRAM/COMMENTS:

Testing conducted in general conformance with ASTM 6391-11. A 6" diameter hole is dug to the proposed infiltration depth. A 3" non-perforated casing is installed at the bottom of the 6" hole and sealed in place with a bentonite seal. Methodology approved by PaDEP March 17, 2007.



**EVANS MILL
ENVIRONMENTAL, LLC**
Environmental Engineers & Consultants

SOIL SUMMARY REPORT FOR STORMWATER INFILTRATION

PROJECT	OTM.12th & Hallowell Street	PROJECT NUMBER	3415-00-530	SUBDIVISION	
SITE LOCATION	203 12th Street	MUNICIPALITY	Conshohocken	COUNTY	Montgomery
TEST DATE	11/20/2020	CONDUCTED BY	AJM	LOT # / TEST AREA	
WEATHER CONDITIONS	SUNNY	PRECIPITATION	none		
TEMPERATURE	60's	SOIL CONDITIONS	WET	X DRY	

SOIL PROFILE Test Pit # SW 2

HORIZON	DEPTH		BOUNDARY		COLOR	TEXTURE	% CF	REDOX			STRUCTURE		CONSISTENCE	ROOTS	NOTES % clay, macro pores, etc.
	UPPER	LOWER	Type	Topo				A	S	C	Grade	Type			
Ap	0	9	a/s		10YR4/4	SiL					2 m	gr	friable	many	
Bt	9	22	c/w		10YR5/6	SiL					1 m	SBK	friable		
C	22	84			10YR6/8	SL					0	Mass	very friable		

NOTES:

SOIL TYPE:	urban	SOIL DEPTH CLASS	SOIL DRAINAGE CLASS	
CARBONATE DERIVED	no	☒ DEEP ☐ MODERATELY DEEP ☐ SHALLOW	☒ WELL DRAINED ☐ MODERATELY WELL DRAINED ☐ SOMEWHAT POORLY DRAINED ☐ POORLY DRAINED	SLOPE: 2%
LIMITING CONDITION				
TYPE: none				COVER: lawn
DEPTH:				

REDOX - Redoxymorphic features (Drainage Mottling) A/S/C - Abundance/Size/Contrast
 f-few, c-common, m-many; f-fine, m-medium, c-coarse; f-faint, d-distinct, p-prominent

INFILTRATION TEST DATA

HOLE #	DEPTH OF TEST	CASING DIA. (IN)	INITIAL HEIGHT OF WATER COLUMN (IN)	INITIAL FILL TIME	DROP AFTER 1st PRE-SOAK (IN)	DROP AFTER 2nd PRE-SOAK (IN)	TIME: 15 MIN OR 30 MIN	READING #1 DROP (IN)	READING #2 DROP (IN)	READING #3 DROP (IN)	READING #4 DROP (IN)	READING #5 DROP (IN)	READING #6 DROP (IN)	READING #7 DROP (IN)	READING #8 DROP (IN)	FIELD RATE OF DROP (in/hr)	INFILTRATION RATE UTILIZING THE HVORSLEV SOLUTION $K_v = [A/(F \cdot D^2 t)] \times \ln(h_1/h_2)$
1	60"	6"	6"	10:50	6.000"	4.125"	30 min	3.375"	3.250"	3.250"	2.625"	2.500"	2.500"	2.500"		5.000	1.847
2	60"	6"	6"	10:50	6.000"	5.000"	30 min	5.000"	4.750"	4.500"	4.625"	4.500"				9.000	4.751
3																	
4																	
5																	
6																	
GEOMETRIC MEAN (IN/HR):																6.708	2.963

DIAGRAM/COMMENTS:

Testing conducted in general conformance with ASTM 6391-11. A 6" diameter hole is dug to the proposed infiltration depth. A 3" non-perforated casing is installed at the bottom of the 6" hole and sealed in place with a bentonite seal. Methodology approved by PaDEP March 17, 2007.



**EVANS MILL
ENVIRONMENTAL, LLC**
Environmental Engineers & Consultants

SOIL SUMMARY REPORT FOR STORMWATER INFILTRATION

PROJECT	OTM.12th & Hallowell Street	PROJECT NUMBER	3415-00-530	SUBDIVISION	
SITE LOCATION	203 12th Street	MUNICIPALITY	Conshohocken	COUNTY	Montgomery
TEST DATE	11/20/2020	CONDUCTED BY	AJM	LOT # / TEST AREA	
WEATHER CONDITIONS	SUNNY	PRECIPITATION	none		
TEMPERATURE	60's	SOIL CONDITIONS	WET	X DRY	

SOIL PROFILE Test Pit # SW 3

HORIZON	DEPTH		BOUNDARY		COLOR	TEXTURE	% CF	REDOX			STRUCTURE		CONSISTENCE	ROOTS	NOTES % clay, macro pores, etc.
	UPPER	LOWER	Type	Topo				A	S	C	Grade	Type			
Ap	0	7	a/s		10YR4/4	SiL					2 m gr		friable	many	
Bt	7	22	c/w		10YR5/6	SiL					1 m SBK		friable		
C	22	84			10YR6/8	SL					0 Mass		very friable		

NOTES:

SOIL TYPE:	urban	SOIL DEPTH CLASS	SOIL DRAINAGE CLASS	
CARBONATE DERIVED	no	☒ DEEP ☐ MODERATELY DEEP ☐ SHALLOW	☒ WELL DRAINED ☐ MODERATELY WELL DRAINED ☐ SOMEWHAT POORLY DRAINED ☐ POORLY DRAINED	SLOPE: 2%
LIMITING CONDITION				
TYPE: none				COVER: lawn
DEPTH:				

REDOX - Redoxymorphic features (Drainage Mottling) A/S/C - Abundance/Size/Contrast
 f-few, c-common, m-many; f-fine, m-medium, c-coarse; f-faint, d-distinct, p-prominent

INFILTRATION TEST DATA

HOLE #	DEPTH OF TEST	CASING DIA. (IN)	INITIAL HEIGHT OF WATER COLUMN (IN)	INITIAL FILL TIME	DROP AFTER 1st PRE-SOAK (IN)	DROP AFTER 2nd PRE-SOAK (IN)	TIME: 15 MIN OR 30 MIN	READING #1 DROP (IN)	READING #2 DROP (IN)	READING #3 DROP (IN)	READING #4 DROP (IN)	READING #5 DROP (IN)	READING #6 DROP (IN)	READING #7 DROP (IN)	READING #8 DROP (IN)	FIELD RATE OF DROP (in/hr)	INFILTRATION RATE UTILIZING THE HVORSLEV SOLUTION $K_v = [A/(F \cdot D^2 t)] \times \ln(h_1/h_2)$
1	60"	6"	6"	10:50	4.000"	2.750"	30 min	2.500"	2.250"	2.250"	2.125"	2.125"				4.250	1.498
2	60"	6"	6"	10:50	5.000"	5.000"	30 min	3.500"	3.250"	3.250"	3.250"					6.500	2.674
3																	
4																	
5																	
6																	
GEOMETRIC MEAN (IN/HR):																5.256	2.002

DIAGRAM/COMMENTS:

Testing conducted in general conformance with ASTM 6391-11. A 6" diameter hole is dug to the proposed infiltration depth. A 3" non-perforated casing is installed at the bottom of the 6" hole and sealed in place with a bentonite seal. Methodology approved by PaDEP March 17, 2007.



**EVANS MILL
ENVIRONMENTAL, LLC**
Environmental Engineers & Consultants

COMMONWEALTH OF PENNSYLVANIA
BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD
APPEAL NO. Z-2025-01
APPLICATION OF RATOSKEY & TRAINOR, INC.
140 EAST 6TH AVENUE

DECISION

I. HISTORY

On or about January 16, 2025, Ratoskey & Trainor, Inc. (the “Applicant”), filed an Application for a Variance from the Borough of Conshohocken Zoning Ordinance of 2001, as amended, (the “Ordinance”) for the property located at 140 East 6th Avenue, Conshohocken, Pennsylvania 19428, Parcel Number 05-00-08372-00-2 (the “Subject Property”). The Subject Property is in the BR-1 Borough Residential District.

The Applicant’s specific request for relief includes the following:

1. A Variance from Section 27-1005.B to permit a lot width of 30 feet where a minimum lot width of 40 feet is required.

After notice was duly given and advertised, a hearing was scheduled for and commenced on the Application and testimony was received February 24, 2025. At the hearing, the following Exhibits were introduced and admitted:

- | | |
|------|---------------------------|
| P-1: | Application with Addendum |
| P-2: | Deed |
| P-3: | Site Plan |
| P-4: | Proposed Site Plan |

P-5: Front Elevation

P-6: Zoning Determination

P-7: Public Notice

The Applicant was represented by Gerald E. Rath, III, Esquire.

Party status was not requested or granted to any member of the public.

II. FINDINGS OF FACT

1. The Subject Property is located at 140 East 6th Avenue, Conshohocken, Pennsylvania 19428.
2. The Subject Property is in the BR-1 Borough Residential District.
3. The Zoning Hearing Board of the Borough of Conshohocken met all the requirements of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code as to the requisite Legal Notice of the Hearing.
4. The Subject Property is owned by the Applicant.
5. Robert Ratoskey, an authorized member of the Applicant, offered the following testimony on behalf of the Applicant at the hearing:
 - a. Applicant proposes a two (2) lot subdivision of the existing parcel, from one (1) 60-foot by 140-foot lot to two (2) 30-foot by 140-foot lots.
 - b. The existing parcel is currently vacant.
 - c. Applicant proposes to construct two (2) single-family homes on each of the new subdivided parcels.
 - d. Other than the requested relief, the proposed lots and homes meet all requirements of the Ordinance.
 - e. The existing lot has an area of 8,400 square feet, whereas the average lot size of surrounding properties is 4,118 square feet.
 - f. Applicant believes that the unique characteristics of the lot unreasonably restrict their ability to develop the parcel.

- g. Applicant believes that strict application of the ordinance will result in an unnecessary hardship.
 - h. Applicant believes that the unique physical conditions of the parcel support the granting of the requested relief as they present a design challenge that prevents the parcel from being developed in strict compliance with the Ordinance.
 - i. Applicant believes that the proposal is appropriate for the parcel and neighborhood and is consistent with the neighborhood.
 - j. Applicant believes that the requested relief is the minimum required for the appropriate use of the parcel.
 - k. Applicant does not believe that a grant of this relief will be detrimental to the public welfare or public interest, nor will the proposal alter the essential character of the neighborhood or negatively impact any adjacent property.
 - l. Applicant has not heard of any opposition to the proposal from surrounding property owners.
6. Thomas Bergin, a member of the public, offered the following public comments on the Application:
- a. Mr. Bergin believes that a single twin home on the property is better than the proposal, and thus that no relief is needed.
7. No other members of the public offered any form of comment on the Application.

III. DISCUSSION

Section 27-1005.B of the Ordinance, in relevant part, requires a minimum of 40 feet of lot width for a single-family detached dwelling in the BR-1 Borough Residential District.

In a request for a variance, the Board is guided by Section 910.2 of the Pennsylvania Municipalities Planning Code (hereinafter called “MPC”). An applicant for a variance has the burden of establishing that a literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship as that term is defined by law, including court decisions, and that the allowance of the variance will not be contrary to the public interest. Section 910.2 of the MPC permits the Board to grant a variance where it is alleged that the provisions of the Ordinance inflict unnecessary hardship upon the applicant and when the Board can make certain prescribed findings where relevant in a given case.

An “unnecessary hardship is established by evidence that: (1) the physical features of the property are such that it cannot be used for a permitted purpose; or (2) the property can be conformed for a permitted use only at a prohibitive expense; or (3) the property has no value for any purpose permitted by the zoning ordinance.” Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh, 721 A.2d 43, 47 (Pa. 1998) (internal citations omitted). Our Supreme Court has emphasized that “the hardship must truly be an unnecessary one unique or peculiar to the property, and not simply a mere hardship.” Kneebone v. Zoning Hearing Bd. of Twp. of Plainfield, 276 A.3d 705, 718 (Pa. 2022). However, an applicant seeking a variance need not demonstrate that the property is rendered

valueless as zoned in order to show that a variance is needed to make reasonable use of the property. Valley View Civic Ass'n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (Pa. 1983). “While an unnecessary hardship can be established by demonstrating that the hardship falls squarely within one of these three categories, in practice the evidence presented often does not fit neatly in one category or another but overlaps.” Nowicki v. Zoning Hearing Bd. of Borough of Monaca, 91 A.3d 287, 292 (Pa. Commw. Ct. 2014).

The party seeking the variance carries the burden of proving that an unnecessary hardship will result if the requested relief is denied. Valley View Civic Ass'n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (Pa. 1983). This burden upon a landowner requesting a variance is a heavy one. Williams v. Salem Twp., 500 A.2d 933, 937 (Pa. Commw. Ct. 1985) (*appeal denied*, 531 A.2d 781 (Pa. 1987)).

Once an unnecessary hardship has been established, a property owner can demonstrate that the relief sought is the minimum necessary by “showing that of all the viable alternatives, the proposed use is the least departure from the terms of the ordinance, or the most similar to the uses in the surrounding neighborhood.” In re Ridge Park Civic Ass'n, 240 A.3d 1029, 1034 (Pa. Commw. Ct. 2020).

However, the Application requests a variance that is dimensional in nature. When seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations.

Hertzberg, 721 A.2d at 47. Thus, the grant of a dimensional variance is of lesser moment than the grant of a use variance, since the latter involves a proposal to use the property in a manner that is wholly outside the zoning regulation. Id.

Furthermore, “a zoning hearing board, ‘as fact finder, is the ultimate judge of credibility and resolves all conflicts of evidence.’ In re Appeal of Brickstone Realty Corporation, 789 A.2d 333, 339 (Pa. Commw. Ct. 2001). Indeed, a zoning hearing board ‘has the power to reject even uncontradicted testimony if [it] finds the testimony lacking in credibility.’ Constantino v. Zoning Hearing Board of Borough of Forest Hills, [618 A.2d 1193, 1196 (Pa. Commw. Ct. 1992)]” (Delaware Riverkeeper Network v. Middlesex Twp. Zoning Hearing Bd., No. 2609 C.D. 2015, 2019 WL 2605850 (Pa. Commw. Ct. June 26, 2019). Thus, determination of credibility of testimony of witnesses is left entirely to the discretion of the Board as a quasi-judicial governing body.

IV. CONCLUSIONS OF LAW

From the facts presented, it is the judgment of the Board that the Applicant has proven that an unnecessary hardship unique or peculiar to the property exists and that the variance is not contrary to the public interest. The Board found the testimony and statements of the Applicant and its witnesses to be credible and persuasive. Accordingly, the Board can make the following relevant findings under Section 910.2 of the MPC:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the property, and that no unnecessary hardship is created due to such condition;
2. The property cannot be developed in strict conformity with the provisions of the Ordinance and that the authorization for a variance is therefore necessary to enable the reasonable use of the Subject Property;
3. That the variance will not alter the essential character of the neighborhood or district in which the Subject Property is located, will not substantially or permanently impair the appropriate use or development of the adjacent property, and will not be detrimental to the public welfare;
4. That the alleged hardship has not been created by the Applicant; and
5. That the variance represents the minimum that will afford relief and the least modification possible.

ORDER

AND NOW, this 4th day of April, 2025, the Application, seeking a Variance from Section 27-1005.B to permit a lot width of 30 feet, is **GRANTED**.

THIS RELIEF SHALL EXPIRE AT THE END OF ONE (1) YEAR FROM THE DATE OF THIS ORDER UNLESS THE APPLICANT OBTAINS A BUILDING PERMIT OR PUTS THE PROPERTY TO THE USE FOR WHICH THE RELIEF HAS BEEN GRANTED BEFORE THAT TIME. The Applicant is directed to apply to the Borough of Conshohocken Zoning Officer/Building Inspector to obtain any appropriate permits.

**BOROUGH OF CONSHOHOCKEN
ZONING HEARING BOARD**

I, Gregory R. Heleniak, the Solicitor of the Borough of Conshohocken Zoning Hearing Board, hereby certify that this written opinion accurately reflects the actions and vote by said Board at its February 24, 2025, hearing in this matter.


Gregory R. Heleniak, Esquire

A copy of this Decision and Order
was sent to all Parties via E-mail or
United States First Class Mail on:

April 4, 2025

**THIS DECISION AND ORDER OF THE CONSHOHOCKEN BOROUGH ZONING
HEARING BOARD IS FINAL, AND ANY APPEAL OF IT MUST BE FILED WITH THE
COURT OF COMMON PLEAS OF MONTGOMERY COUNTY WITHIN THIRTY (30)
DAYS FOLLOWING THE ABOVE-STATED MAILING DATE.**



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 16, 2025

File No. 25-00704

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

Reference: 140 East 6th Avenue – LD 2025-04
TMP #05-00-08372-00-2
Minor Subdivision and Land Development

Dear Ms. Cecco:

Pursuant to the Borough's request, Gilmore & Associates, Inc. has reviewed the submission for Minor Subdivision and Land Development 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 May 16, 2025, as prepared by OTM, LLC and sheet LP-1, dated June 3, 2025, as prepared by InFocus Planning, both for 140 East 6th Avenue
- B. Stormwater Management Design Report dated May 28, 2025, as prepared by OTM, LLC for 140 East 6th Avenue

II. Project Description

The subject property, Tax Map Parcel number 05-00-08372-00-2, is situated in the BR-1 Borough Residential One Zoning District on the northern side of East 6th Avenue between Harry and Hallowell Streets. The property is 8,400 square feet (approximately 0.193 acres) and current contains a 2-story 1,034 square-foot footprint dwelling with related accessory structures and rear access to a paved 20 foot wide alley right-of-way. All existing improvements are to be removed.

The Applicant is proposing to subdivide the lot equally into two 4,200 square foot parcels. The Applicant was granted a variance by the Zoning Hearing Board to permit lot widths of 30 feet. Each lot is proposed to be improved with a 830 square foot footprint dwelling with a 140 square foot covered front porch, 120 square foot frame deck, and a 288 square foot garage and a paved parking space with paved access to the alley. Each lot would include an infiltration bed to address stormwater management. Proposed public improvements include replacing the concrete sidewalk along the property frontage and one additional street tree.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Conshohocken Borough Zoning Ordinance, including the Zoning Hearing Board Order, to the Borough's Zoning Officer.

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

B. Subdivision and Land Development Ordinance

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

1. §22-404.3.F.(6) – Since one of the two parking spaces required for each lot is proposed to be located in the garages, we recommend the deeds require reserving at least the 9 feet by 18 feet area required for the parking space for parking only (e.g. not for storage use), subject to approval by the Borough Solicitor.
2. §22-405.2 – The curb along the site frontage shall be removed and replaced due to the existing condition and anticipated utility service connections.
3. §22-409.2 – A waiver would be required to permit the proposed grading within three feet of the property lines, which we support to permit connection into existing grades.
4. §22-412 – A note shall be added to the Record Plan, Sheet 1, indicating that all proposed utilities shall be installed underground.
5. §22-417 – The Sediment Erosion Control Plan, Sheet 4, shall be revised to address the following comments regarding the proposed erosion and sediment controls:
 - a. Silt sock shall be added along the back of curb along the East 6th Avenue frontage, without blocking the public sidewalk.
 - b. Tree protection fence shall be proposed around the existing street tree. A related detail shall be added to the plans.
6. §22-421.4 – This section requires street trees be planted no more than 30 feet apart at a minimum distance of five (5) feet inside the lot lines. A waiver would be required to permit spacing greater than 30 feet and for the trees to be planted in the right-of-way, which we support subject to the property owners being responsible for maintenance of the street trees. Additionally, the location of the proposed utility laterals shall be added to the Landscape Plan, Sheet LP-1, to confirm no conflicts are proposed between the street tree and utility locations.
7. §22-804 – A waiver would be required from the requirement to dedicate 10% of the total site area to the Borough for park and 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. Stormwater Management Ordinance

We offer the following comments with respect to the Borough of Conshohocken Stormwater Management Ordinance and the Drainage requirements in the Subdivision and Land Development Ordinance:

1. §19-302.1 & 6 – The conclusions and recommendations presented in the 203 East 12th Avenue Soils Mapping & Testing are unique to the specific location and are not transferable to the proposed development site. Infiltration testing shall be completed on the subject property to show that the underlying soils are suitable for and can support the proposed infiltration and a minimum 24 inches of separation is provided between the bottom of the infiltration surface and the seasonal high water table and bedrock. The dewatering calculation shall be revised accordingly.
2. §§19-501 & 502 - The Applicant shall execute stormwater operation and maintenance documents for the proposed infiltration beds in a form acceptable to the Borough Solicitor's office.
3. §19-702 – All roof drain discharges shall be added to the plans and information shall be provided to clarify whether a sump pump is proposed to confirm compliance with the requirements of this section.

D. General Comments

We offer the following general comments:

1. The Applicant shall obtain all required approvals, permits, etc. (e.g. Fire Marshal, Conshohocken Borough Sewer Authority, MCPC, MCCD, Aqua, etc.). Copies of these approvals and permits shall be submitted to the Borough of Conshohocken and our office.
2. The Applicant shall submit a waiver request letter, including the hardship and minimum modification necessary for each requested waiver.
3. A utility pole near the center of the proposed driveway access for Lot 1, which is anticipated to be a hazard for vehicles entering and exiting the driveway. We recommend the feasibility of relocating the utility pole be discussed for the safety of the residents and usability of the driveway
4. The Record Plan, Sheet 1, shall be revised to add reference to the Landscape Plan, Sheet LP-1, on the Plan Reference list and to include the Borough's Standard Notes.
5. We recommend the Macadam Paving Specification detail provided on the Construction Detail Plan, Sheet 5, be revised to add a top layer of 9.5mm wearing course, since the proposed 19.0mm typically serves as a binder layer due its more open grading.
6. References to "Township" on the Landscape Plan, Sheet LP-1, shall be replaced with "Borough."
7. Legal descriptions for the proposed lots shall be provided to our office for review.

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

Sincerely,



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

KMM/ddr/

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



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: June 25, 2025

To: Stephanie Cecco, Borough Manager

From: Tim Gunning, Fire Marshal
Chris Small, Director of Licenses and Inspections

Re: 140 E 6th Ave
Prelim-Final Minor Subdivision and Land Development
6/10/2025 Submission (Original Submission)

As requested, the following materials were submitted for the above references land development proposal were reviewed:

- *140 E 6th Avenue Subdivision & Land Development Plans" (7 sheets) dated May 16, 2025; as prepared by OTM, LLC*

Upon review of the submitted plans, we have no comments.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 16, 2025

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

Re: MCPC #25-0127-001
Plan Name: 140 East 6th Avenue
(2 lots/2 dus comprising 0.19 acres)
Situates: East 6th Avenue (south)/Hallowell Street (north-west)
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 16, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Ratoskey & Trainor Inc., has submitted for review a subdivision and land development plan that proposes the subdivision of a 0.19-acre development tract into two 4,200-square foot lots and the construction of two single-family attached dwellings. The plan shows the demolition of an existing single-family dwelling that appears from the submitted photographs to have been demolished recently. The plan shows that vehicular access is available from the rear alley (un-named) and garages will be constructed adjacent to the alley.

The development tract is Tax Parcel #05-00-00837-20-02 and is situated in the BR-1 District (Borough-Residential-1). The submission includes the decision issued April 4, 2025 of the Zoning Hearing Board of Conshohocken Borough in which the applicant was granted relief from Section 27-1005.B of the Zoning Code. It requires a minimum lot width of 40 feet for a single-family detached dwelling in the BR-Borough-Residential District and the applicant is granted a 30-foot lot width.

RECOMMENDATION & COMMENT

The Montgomery County Planning Commission (MCPC) has reviewed the above-referenced subdivision and land development plan, and we have not identified any significant land use, transportation, design or other



issues that should be addressed in considering this development proposal. Therefore, we have no substantive comments. Nevertheless, the municipal staff should ensure that the proposal meets all appropriate municipal land use regulations and other codes prior to granting approval.

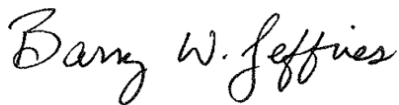
CONCLUSION

We generally support the proposed development plan and have no comments to offer the borough in its review of this proposal.

Please note that any comments and recommendations contained in this report are advisory to the municipality and final disposition and 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. Please be aware that the MCPC number #25-0127-001 has been set aside for the applicant's plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

Sincerely,

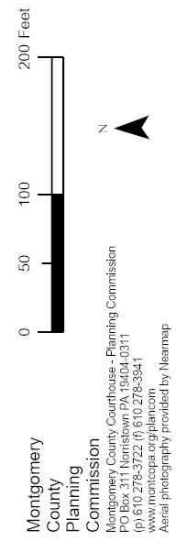
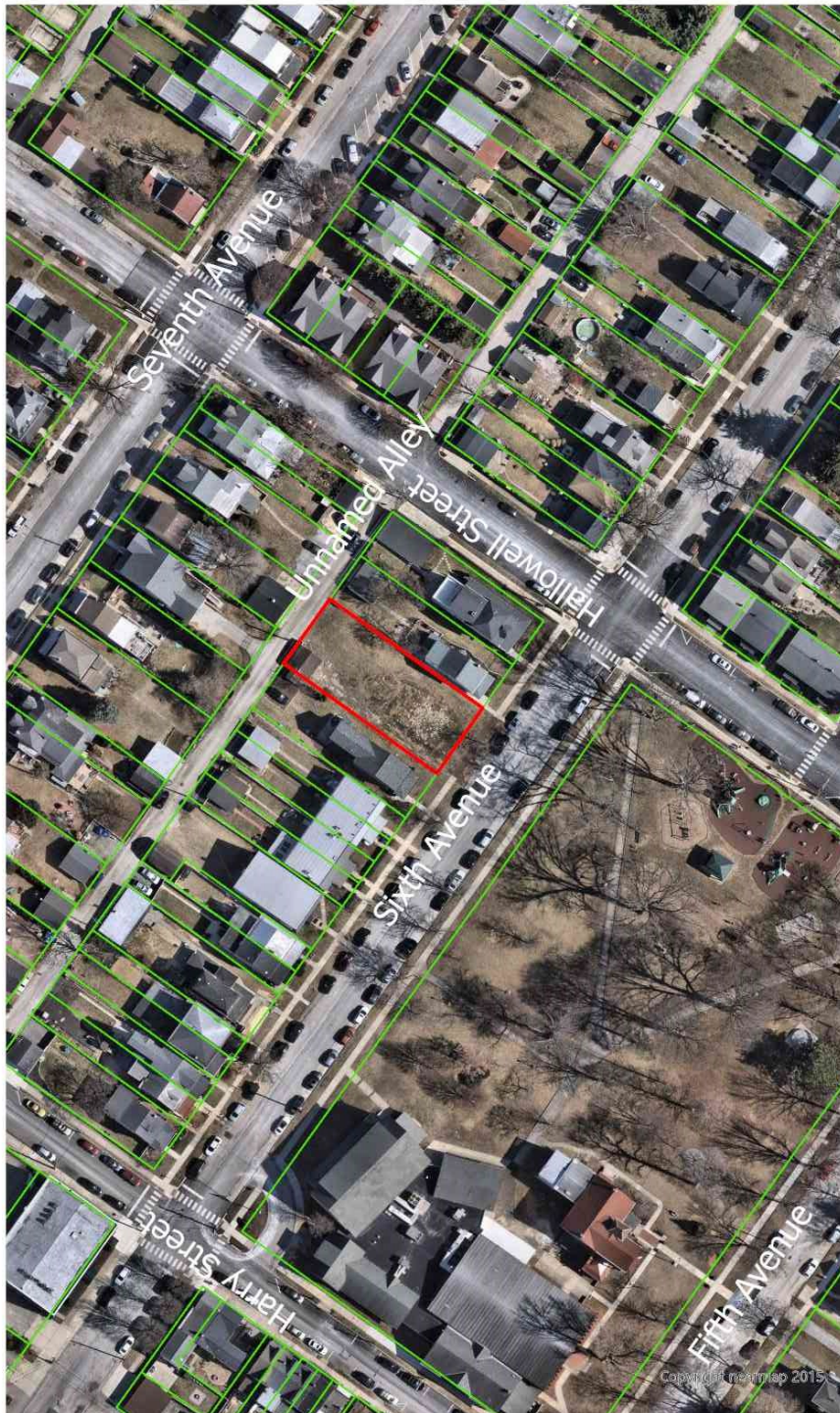


Barry W Jeffries, ASLA, Senior Design Planner
bjeffrie@montgomerycountypa.gov – 610-278-3444

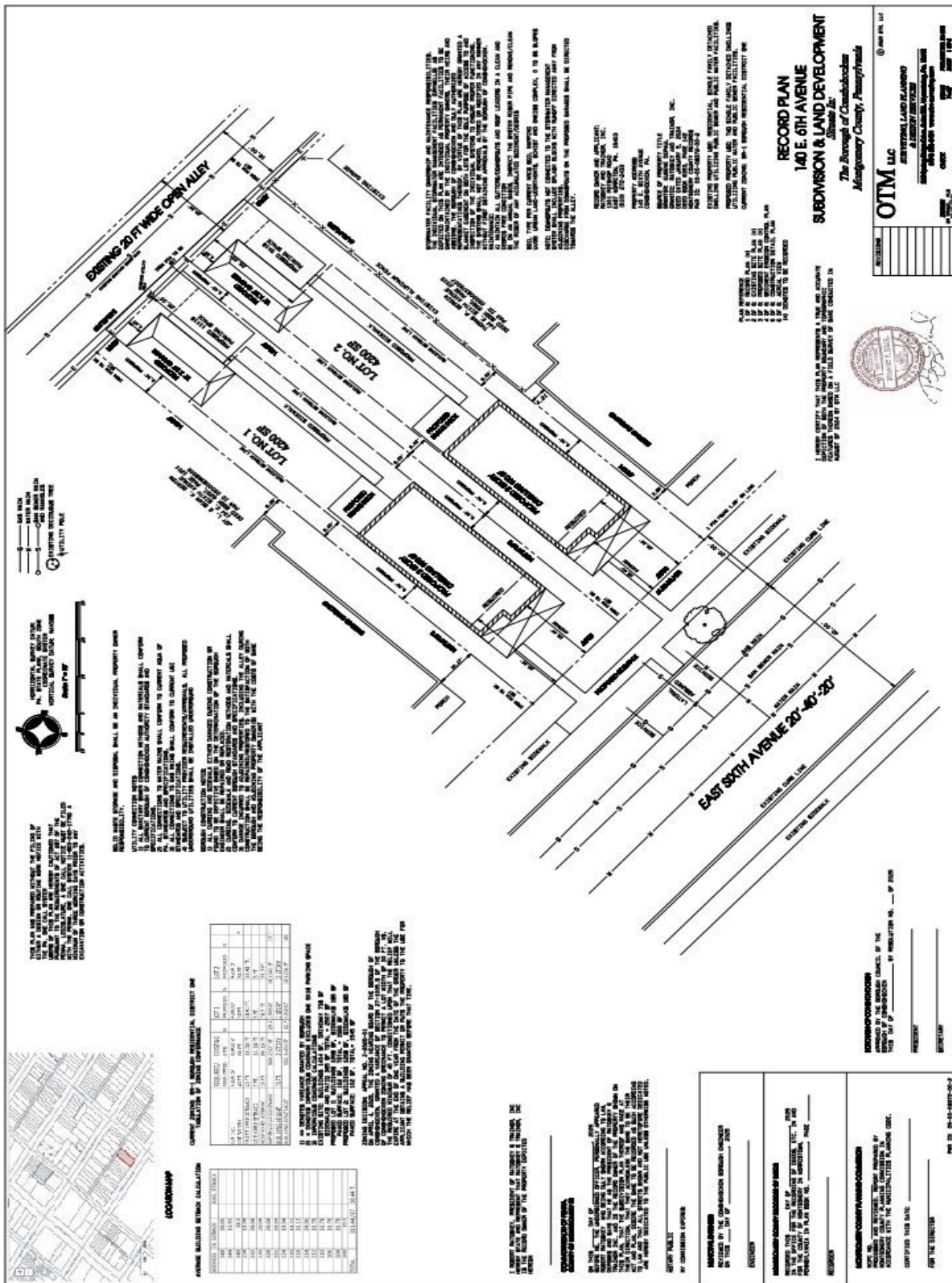
c: Bradford Grauel, Applicant
Daniel McArdle, V-Chair, Boro. Planning Commission
Michael Peters, Boro. Solicitor
Karen MacNair, Boro. Engineer

Attachment: A. Aerial View of Site
B. Copy of Applicant's Site Plan

ATTACHMENTS A & B



Ratoskey & Trainor, Inc.
MCPC#250127001





July 16, 2025

BCONS 25009

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

RE: 140 E. 6th Avenue
LD-2025-04 – Preliminary/Final Minor Subdivision and Land Development
Traffic Engineering Review

Dear Ms. Cecco:

As requested, we reviewed the following in association with the referenced project:

- *"140 E 6th Avenue Subdivision & Land Development Plans" (7 sheets) dated May 16, 2025, prepared by OTM LLC.*

The applicant is proposing to demolish the existing building on the subject parcel and construct two (2) new single-family detached dwellings. We offer the following comments for consideration:

1. **§27-824 - Traffic Impact Study** – In accordance with this section of the code, a Traffic Impact Study is technically not required.
2. **§22-404 – Alleys, Driveways, and Parking Areas** – In accordance with part 1(A) of this section of the code, the existing residential alley should be improved to provide a minimum paved surface of 15' along the property frontage. The plans should include a dimension of the actual paved surface width near the western property line.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in black ink that reads "Brian R. Keaveney". The signature is written in a cursive, flowing style.

Brian R. Keaveney, PE, PTOE
Transportation Division

cc: Ray Sokolowski, Executive Director of Operations
Brittany Rogers, Executive Assistant to the Borough Manager
Karen MacNair, PE, Borough Engineer
Michael E. Peters, Esq., Borough Solicitor
Allison A. Lee, PE, Zoning Officer



July 16, 2025

BCONS 25009

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

**RE: 140 East 6th Avenue
LD-2025-04 – Preliminary/Final Minor Subdivision and Land Development
Zoning Review (1st Submission)**

Dear Ms. Cecco:

As requested, we reviewed the following in connection with the above referenced project:

- *"140 E 6th Avenue Subdivision & Land Development Plans"* (7 sheets) dated May 16, 2025; as prepared by OTM, LLC, located at 200 Spring Ridge Drive, Suite 201, Wyomissing, PA.

Under this plan submission, the Applicant, Ratoskey & Trainor Inc., is proposing the following:

- demolish the existing 1,034 SF building identified as 140 East 6th Avenue;
- demolish the existing detached garage, existing driveway, existing concrete patio, and existing front porch;
- Subdivide the existing 8,400 SF property into two new lots, each with an area of 4,200 SF;
- Construct a new 970 SF two (2)-story single-family detached dwelling with a 288 SF detached garage on each lot; and,
- Other site improvements consisting of new frame decking in the rear of the dwellings, new asphalt driveways, concrete walkways, new concrete sidewalk along E. 6th Avenue, and site landscaping.

This property is located within the BR-1 – Borough Residential District One. The site is bounded by East Sixth Avenue (approx. 80 ft right-of-way) to the south; an unnamed alley (20 ft wide right-of-way) to the north; and residential properties also located within the BR-1 zoning district in all other directions.

In accordance with the FEMA Flood Insurance Rate Map (FIRM) Panel No. 42091C0358G, effective 3/2/2016, the property is located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation Overlay District and will not be subject to the Floodplain Conservation Overlay District regulations.

ZONING RELIEF RECEIVED:

The Applicant was granted the following Variance by the Borough of Conshohocken Zoning Hearing Board under Application no. Z-2025-01, in a Decision dated April 4, 2025:

1. Section 27-1005B to permit a lot width of 30 feet.

We offer the following zoning comments:

1. **Per §27-811 C.(1) – Accessory Uses** – Any freestanding building used for an accessory use shall not exceed 350 square feet in area or 15 feet in height if the structure has a peak roof or 10 feet in height if it has a flat roof.

The proposed garage buildings are considered accessory uses and shall be subject to the regulations in the above Code Section. Based on the dimensions provided, the garages will have an area of 288 SF which is less than the 350 SF maximum; however, there is no height for the proposed garages provided. The Applicant shall clarify the garage roof type and provide a height for the garages to ensure compliance with the maximum height requirements indicated in the above Code Section.

2. **Per §27-816.I - Electric, Diesel, Gas or Other Power** - Every use requiring power shall be so operated that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry and shall be so constructed, installed, etc., to be an integral part of the architectural features of the plant, or if visible from abutting residential properties shall be concealed by coniferous planting.

The Applicant shall clarify and show if there are any mechanical equipment such as AC units, condensers, etc. proposed for each dwelling; and if these units will be installed outside of the dwelling shall be adequately screened from the abutting residential properties.

3. **Per §27-821.A thru E – Lighting** – The Applicant shall indicate if lighting will be proposed as part of this project. If so, the proposed lighting shall meet the requirements of the above Code Sections.
4. **Per §27-1005.C – Permitted Use Dimensional Standards** – The front yard setback shall be 25 feet, to be measured from the ultimate right-of-way line; except where there is an established building line, then the building line of the majority of the buildings on that side of the block shall be used.

The plans provided indicates an average front yard setback of 18.44 feet on the existing block which is less than the minimum required 25 feet. The Applicant is proposing an 18.44 feet average front yard setback for the proposed dwellings. The established building line is the “majority” of the buildings on the same side of the block. Based on the existing setback tabulation provided on the Record Plan (Sheet 1), of the total seventeen (17) properties on the same side of the block, nine (9) of the properties on the block would need to have the same established building setback; however, the only five (5) properties have a 20 ft setback and not nine (9) or more properties to comprise the “majority” of the buildings on the same side of the block per the above Code Section. The proposed dwelling will need to be setback 25 feet to comply with the front yard setback; or otherwise, be required to seek a variance from this Code Section for approval from the Conshohocken Zoning Hearing Board. The Applicant would be permitted to construct an unenclosed porch, not more than 14 ft in height, to project into the required front yard of not more than 10 ft per Code Section §27-805.A.

5. **Per §27-1005.F – Permitted Use Dimensional Standards** – The maximum impervious coverage shall not exceed 60% of the lot area. A maximum of two permanent rear off-street parking spaces per single-family dwelling measuring nine feet by 18 feet may be excluded from the impervious coverage calculation. Such spaces will be subject to review by the Borough Engineer to determine that there are no adverse effects related to drainage and stormwater management. The cost of the engineering review will be borne by the homeowner. Impervious coverage for private garages shall be subject to the provisions of §27-811.C.

Based on our measurements of the Plans provided, the existing and proposed impervious coverage are as follows:

<u>Existing Conditions:</u>	<u>Impervious Coverage (SF)</u>
Buildings	1,404 SF
Concrete	365 SF
Asphalt Driveway	738 SF
Total Coverage	2,507 SF (29.85%)

<u>Proposed Conditions:</u>	<u>Impervious Coverage Lot 1 (SF)</u>
Proposed Building & Garage	1,258 SF
Proposed Concrete Walk	185 SF
Proposed Asphalt Parking	152 SF *
Total Coverage	1,595 SF (37.98%)

<u>Proposed Conditions:</u>	<u>Impervious Coverage Lot 2 (SF)</u>
Proposed Building & Porch	1,258 SF
Proposed Concrete Walk	185 SF
Proposed Asphalt Parking	102 SF *
Total Coverage	1,545 SF (36.79%)

* Indicates one 9' x 18' (162 SF) parking space allowance from the impervious coverage calculation per §27-1005.F .

Based on our measurements of the plans provided, the impervious coverage for Lot 1 and Lot 2 will be 1,595 SF or 37.98% and 1,545 SF or 36.79%, respectively; both of which are less than the maximum permitted 60% and in compliance with the impervious coverage permitted within the BR-1 zoning district.

6. **Per §27-1005.H – Permitted Use Dimensional Standards** – The highest elevation of any building shall be 35 feet. For buildings with flat roofs, building height is measured from grade to the top of the building wall, including the parapet. For buildings with pitched roofs, building height is measured from grade to the midpoint of the slope. The height excludes aerials, communication towers, or the like, as well as elevators, machine rooms, cooling towers, and their enclosing walls.

In the “Tabulation of Zoning Conformance” table on the Record Plan (Sheet 1), the proposed building heights for the single-family detached buildings is listed as “2-story”. In addition, the architectural rendering provided does not provide a building height. The proposed building heights shall be provided to ensure the single-family detached dwellings do not exceed the maximum permitted 35 feet in height.

General Zoning Comments

7. In the “Tabulation of Zoning Conformance” table on the Record Plan (Sheet 1), the table is indicating the impervious coverage calculations was granted by a variance and that the lot width excludes one 9x18 parking space. The notation for the variance appears to be switched with the lot width notation. The notations shall be revised to show that the lot width obtained a variance, accordingly.
8. We defer to the Borough Engineer and Traffic Engineer for any additional comments pertaining to stormwater management and drainage and site circulation.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Allison A. Lee, PE
Zoning Officer
PENNONI ASSOCIATES INC.
AAL/