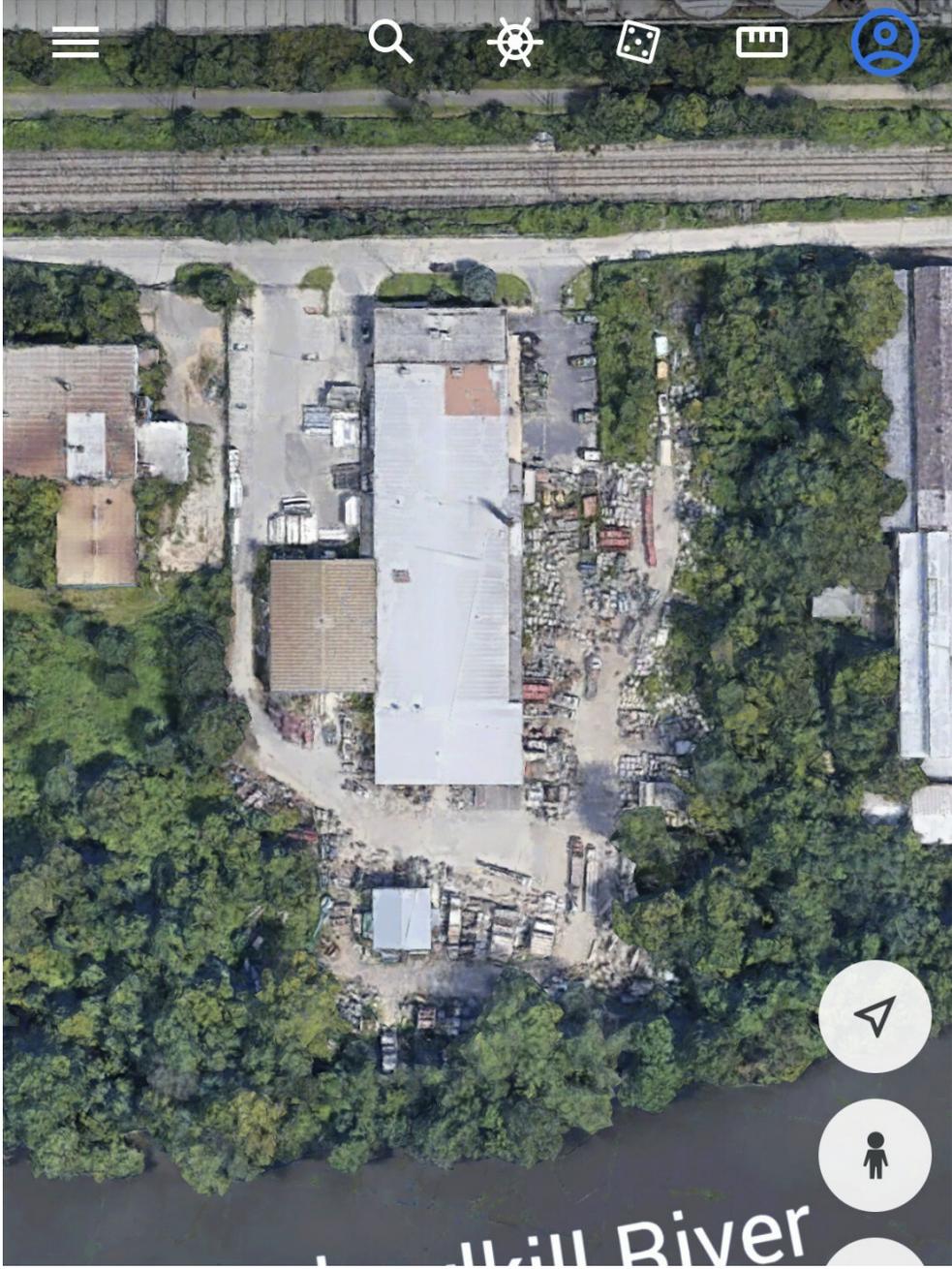
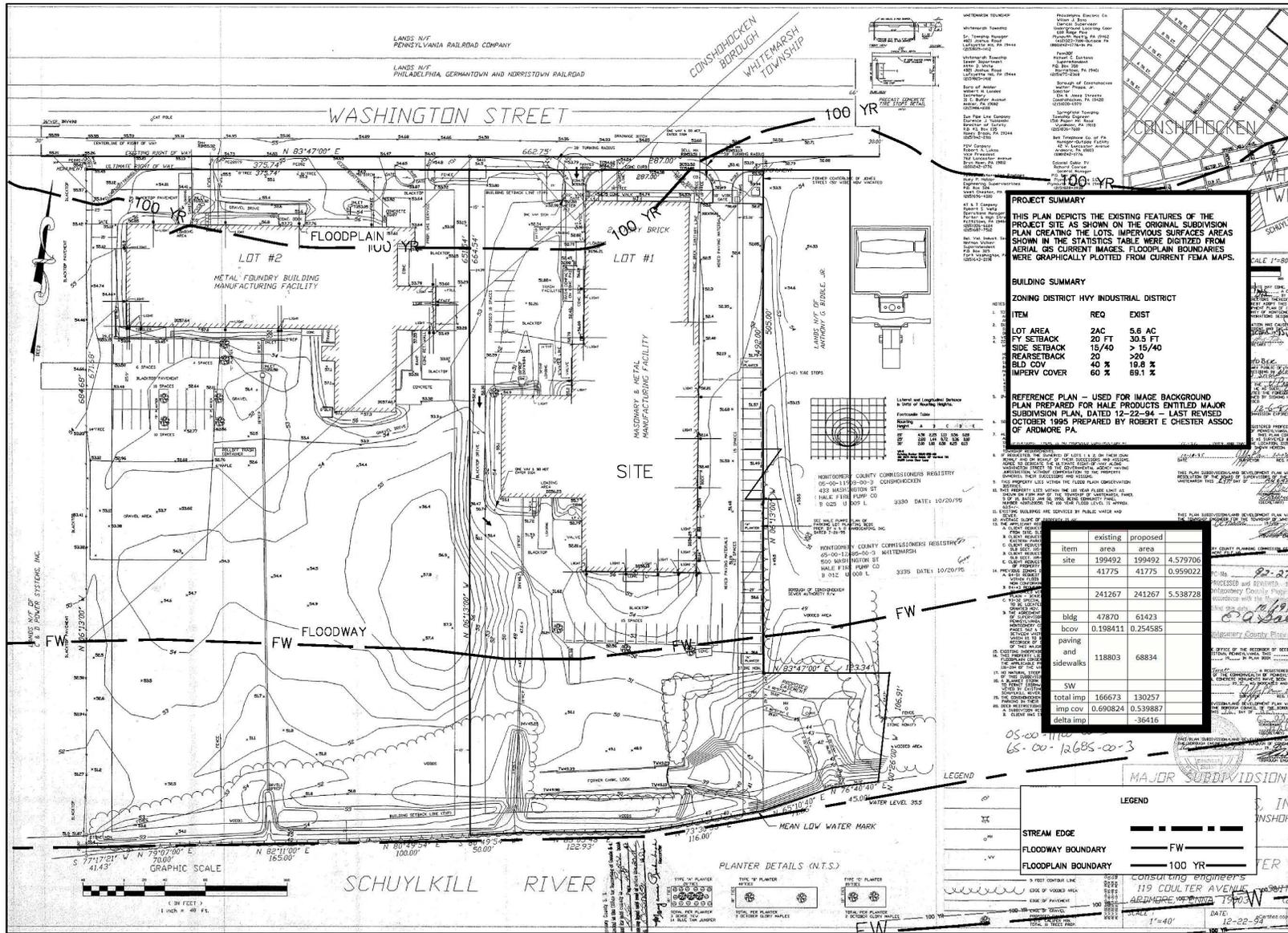


501 Washington Street Development Options







LANDS N/T
PENNSYLVANIA RAILROAD COMPANY

LANDS N/T
PHILADELPHIA, GERMANTOWN AND HOBBSSTOWN RAILROAD

WASHINGTON STREET

CONSHOHOCKEN
BERKSHIRE
WHITEMARSH TOWNSHIP

LOT #2

LOT #1

SITE

PROJECT SUMMARY

THIS PLAN DEPICTS THE EXISTING FEATURES OF THE PROJECT SITE AS SHOWN ON THE ORIGINAL SUBDIVISION PLAN CREATING THE LOTS. IMPERVIOUS SURFACES AREAS SHOWN IN THE STATISTICS TABLE WERE DIGITIZED FROM AERIAL GIS CURRENT IMAGES. FLOODPLAIN BOUNDARIES WERE GRAPHICALLY PLOTTED FROM CURRENT FEMA MAPS.

BUILDING SUMMARY

ZONING DISTRICT HYV INDUSTRIAL DISTRICT

ITEM	REQ	EXIST
LOT AREA	2AC	5.6 AC
FY SETBACK	20 FT	30.5 FT
SDC SETBACK	15/40	> 15/40
REARSETBACK	20	> 20
BLD COV	40 %	19.8 %
IMPERV COVER	60 %	69.1 %

REFERENCE PLAN - USED FOR IMAGE BACKGROUND PLAN PREPARED FOR HALE PRODUCTS ENTITLED MAJOR SUBDIVISION PLAN, DATED 12-22-94 - LAST REVISED OCTOBER 1995 PREPARED BY ROBERT E CHESTER ASSOC OF ARDMORE PA.

	existing	proposed
item	area	area
site	199492	199492
	41775	41775
	241267	241267
blgd	47870	61423
bcov	0.198411	0.254585
paving and sidewalks	118803	68834
SW	166673	130257
total imp	0.690824	0.539887
imp cov		36416

PROFESSIONAL ENGINEER
FLORENCE E. COOPER
119 COULTER AVENUE
ALBANY, NY 12208
(518) 486-1111

CONSULTING ENGINEERS
119 COULTER AVENUE
ALBANY, NY 12208
(518) 486-1111

DATE: 5/12/2022
SCALE: 1"=50'
JOB # 2109
DRAWN STAFF: [blank]
CHECKED: VWF



REVISIONS

NO.	DESCRIPTION	DATE

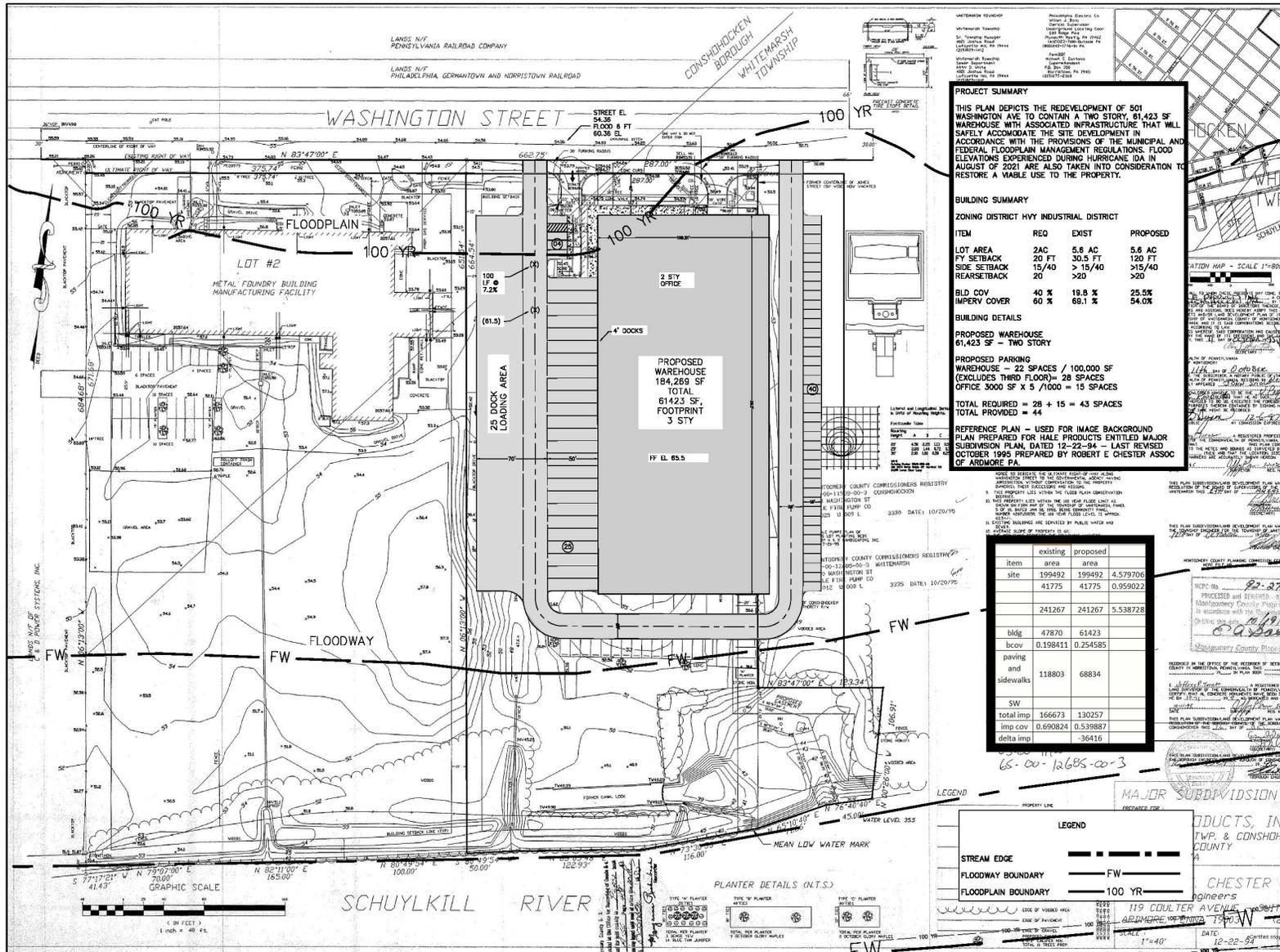
REDEVELOPMENT LAYOUT
501 WASHINGTON STREET
CONSHOHOCKEN PA 19428

PREPARED FOR:
Dan Lepore & Sons
Realty Associates L.P.

EXISTING FEATURES PLAN

SHEET 2 OF 2

OPTION 1 - WAREHOUSE



PROJECT SUMMARY
 THIS PLAN DEPICTS THE REDEVELOPMENT OF 501 WASHINGTON AVE TO CONTAIN A TWO STORY, 61,423 SF WAREHOUSE WITH ASSOCIATED INFRASTRUCTURE THAT WILL SAFELY ACCOMMODATE THE SITE DEVELOPMENT IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL AND FEDERAL FLOODPLAIN MANAGEMENT REGULATIONS. FLOOD ELEVATIONS EXPERIENCED DURING HURRICANE IDA IN AUGUST OF 2021 ARE ALSO TAKEN INTO CONSIDERATION TO RESTORE A VIABLE USE TO THE PROPERTY.

BUILDING SUMMARY

ZONING DISTRICT HVY INDUSTRIAL DISTRICT

ITEM	REQ	EXIST	PROPOSED
LOT AREA	2AC	5.6 AC	5.6 AC
FY SETBACK	20 FT	30.5 FT	120 FT
SIDE SETBACK	15/40	> 15/40	>15/40
REARSETBACK	20'	>20'	>20'
BLD COV	40 %	19.8 %	23.5%
IMPERY COVER	60 %	68.1 %	54.0%

BUILDING DETAILS
 PROPOSED WAREHOUSE
 61,423 SF - TWO STORY
 PROPOSED PARKING
 WAREHOUSE - 22 SPACES / 100,000 SF
 (EXCLUDES THIRD FLOOR) = 28 SPACES
 OFFICE 3000 SF X 5 / 1000 = 15 SPACES
 TOTAL REQUIRED = 28 + 15 = 43 SPACES
 TOTAL PROVIDED = 44

REFERENCE PLAN - USED FOR IMAGE BACKGROUND
 PLAN PREPARED FOR HALE PRODUCTS ENTITLED MAJOR SUBDIVISION PLAN, DATED 12-22-94 - LAST REVISED OCTOBER 1995 PREPARED BY ROBERT E CHESTER ASSOC OF ARDMORE PA.

Item	existing	proposed
area		
site	199492	199492
	41775	41775
	241267	241267
	241267	5,538728
blgd	47870	61423
bcov	0.196411	0.254585
paving and sidewalks	118803	68834
total imp	166673	130257
imp cov	0.690824	0.539887
delta imp		36416

LEGEND

PROPERTY LINE

STREAM EDGE

FLOODWAY BOUNDARY

FLOODPLAIN BOUNDARY

100 YR

FIORAVANTI, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 618 STREET HONOLULU, HI 96806
 (213) 322-2243



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	5/12/2023
2	REVISED PER COMMENTS	5/12/2023
3	REVISED PER COMMENTS	5/12/2023
4	REVISED PER COMMENTS	5/12/2023
5	REVISED PER COMMENTS	5/12/2023
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49	REVISED PER COMMENTS	5/12/2023
50	REVISED PER COMMENTS	5/12/2023

REDEVELOPMENT LAYOUT
 501 WASHINGTON STREET
 CONSHOHOCKEN TWP., PA 19388
 PREPARED FOR:
 Dan Lepore & Sons
 Realty Associates L.P.

SKETCH PLAN
 3 STY
 WAREHOUSE

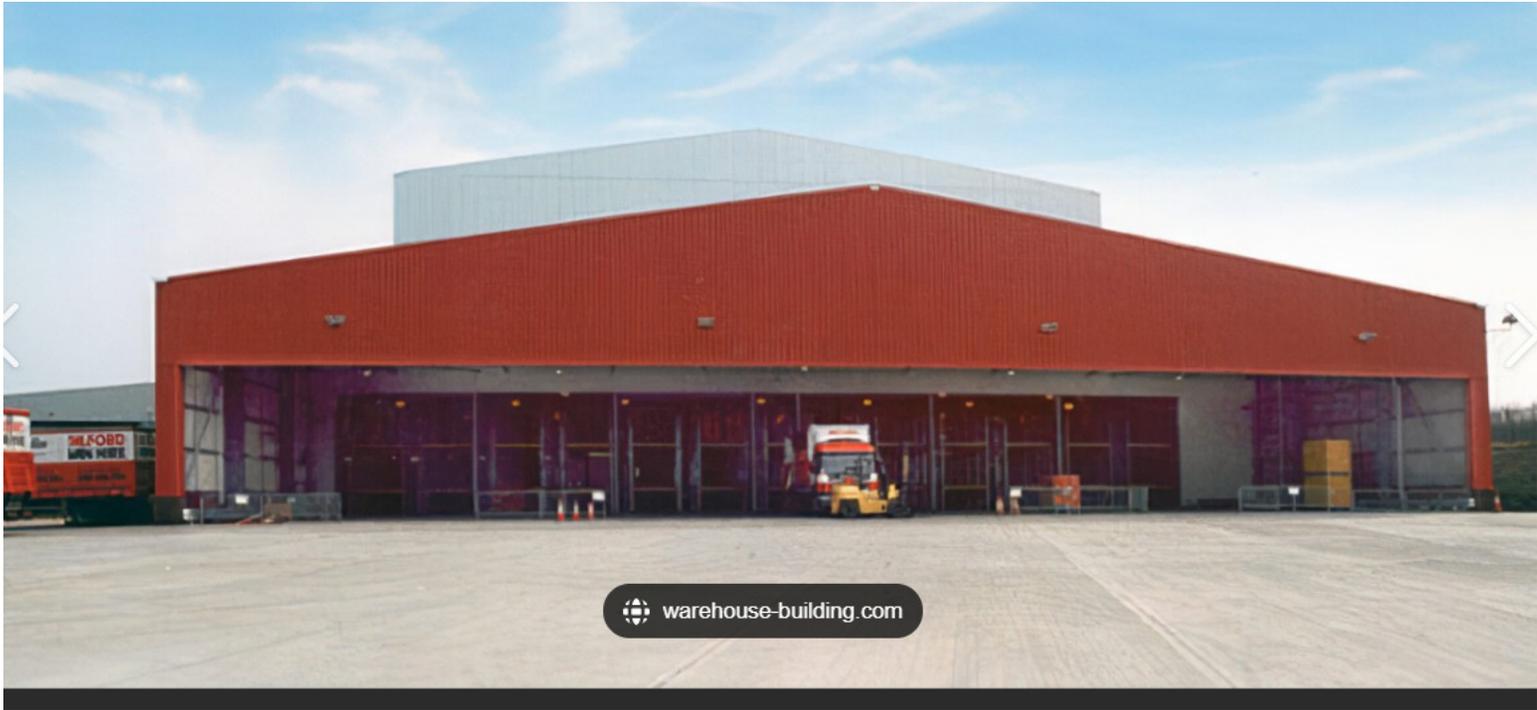
SHEET 1 OF 2





 alliedbuildings.com





OPTION 2 –SELF STORAGE

