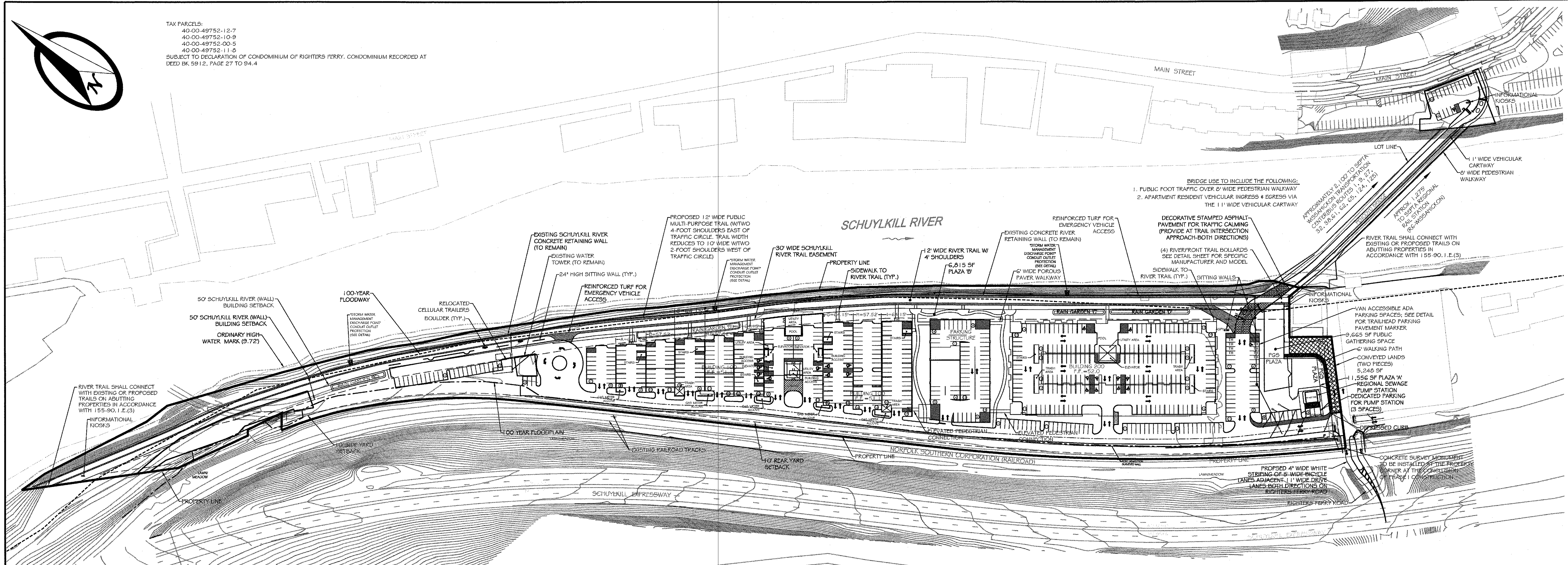
TAX PARCELS:
40-00-49752-12-7
40-00-49752-10-9
40-00-49752-00-5
40-00-49752-11-8
SUBJECT TO DECLARATION OF CONDOMINIUM OF RIGHTERS FERRY. CONDOMINIUM RECORDED AT DEED BK 5912, PAGE 27 TO 94.4



IMPERVIOUS COVERAGE:

ITEM	EXISTING	PROPOSED
TOTAL TRACT AREA (LIMIT)	602,628 S.F.	597,380 S.F.
BUILDINGS	260,263 S.F. (43.19%)	155,791 S.F. (26.08%)
PARKING AREA	179,134 S.F. (29.73%)	157,123 S.F. (26.30%)
WALLS	9,639 S.F. (1.60%)	11,743 S.F. (1.97%)
RAILROAD BALLAST	27,669 S.F. (4.59%)	24,669 S.F. (4.13%)
BRIDGE	2,166 S.F. (0.36%)	0 S.F. (0.00%)
WATER TANK	1,200 S.F. (0.20%)	1,200 S.F. (0.20%)
CELL TRAILERS	1,848 S.F. (0.31%)	3,366 S.F. (0.56%)
GRAVEL ROADS	5,609 S.F. (0.93%)	0 S.F. (0.00%)
TOTAL	487,528 S.F. (80.9%)	353,892 S.F. (59.24%)

NOTES:
1. TOTAL IMPERVIOUS VALUES EXEMPT IMPERVIOUS COVERAGE ASSOCIATED WITH THE PROPOSED MULTI PURPOSE TRAIL, DEDICATED TRAIL HEAD PARKING, PLAZA AREAS AND PUBLIC GATHERING SPACE.
2. PROPOSED TOTAL TRACT AREA CONSIDERS CONVEYANCE OF 5,248 SF OF LAND (LOCATED ADJACENT RIGHTERS FERRY ROAD) TO BHFB.

RECREATION LAND CALC. (135-50.1):

ITEM	AREA	% OF BASE AREA
TOTAL BASE AREA (INCL. BRIDGE)	*618,720 SF	100%
REQUIRED RECREATION LAND	92,808 SF	15%
RECREATIONAL TRAIL	43,759 SF	7.1%
8' WIDE PEDESTRIAN BRIDGE	4,240 SF	0.7%
FITNESS CENTERS (TWO)	1,482 SF	0.2%
PUBLIC GATHERING SPACE (ABOVE CODE)	2,165 SF	0.3%
PLAZA AREA (ABOVE CODE)	450 SF	0.1%
POOL DECKS (TWO)	11,365 SF	1.8%
OUTSIDE RECREATION AREA	33,169 SF	5.4%
TOTAL RECREATION AREA PROVIDED	98,612 SF	15.6%
SURPLUS RECREATION AREA	3,822 SF	+0.6%

*INCLUDES PENCOYD BRIDGE AS PART OF THE TOTAL "BASE AREA"

ZONING DATA CHART:

M - MANUFACTURING

ITEM	EXISTING	PERMITTED	PROPOSED
LOT AREA (MIN)	13.83 ACRES	3 ACRES	13.71 ACRES*****
BUILDING COVERAGE	43.19%	50%	26.08%
IMPERVIOUS COVERAGE	80.90%	60%	59.23%
BUILDING HEIGHT	20 FEET	70 FEET	84.0 FEET***
SCHUYLKILL RIVER WALL SETBACK	30 FEET	50/30 FEET (FROM WALL)****	30 FEET
REMAINING YARDS	N/A	10 FEET	42.7 FEET
PLAZA (FOR USE BY RESIDENTS)	N/A	17,921 S.F. (3% OF LOT)	18,371 S.F.
PUBLIC GATHERING SPACE	N/A	7,500 S.F.	9,665 S.F.

** SEE "SUPPLEMENT TO ZONING DATA CHART" FOR ADDITIONAL INFORMATION.
*** SS 155-90.1C.(7)(b)[2] AN ADDITIONAL TWO FEET OF BUILDING HEIGHT IS PERMITTED FOR EVERY [DEDICATED] TRAIL HEAD PARKING SPACE. AN ADDITIONAL TWO FEET OF BUILDING HEIGHT IS PERMITTED FOR EVERY 100 SQUARE FEET OF ADDITIONAL PLAZA/COURTYARD AREA PROVIDED OUTSIDE AND ADJACENT TO THE RIVER EASEMENT AREA. THERE ARE EIGHT (8) DEDICATED TRAIL HEAD PARKING SPACES PROVIDED. THE PROPOSED PLAZA AREA EXCEEDS THE MINIMUM REQUIRED PLAZA AREA BY 700 S.F.
**** 30' BUILDING SETBACK IS PERMISSIBLE UNDER ZONING CODE SECTION 155-90.1.C(4).
***** PROPOSED LOT AREA CONSIDERS CONVEYANCE OF 5,248 SF OF LAND TO BHFB.

SITE COVERAGE:

ITEM	EXISTING	PROPOSED
TOTAL TRACT AREA (LIMIT)	602,628 S.F. (100%)	597,380 S.F. (100%)
BUILDINGS	260,263 S.F. (43.19%)	155,791 S.F. (26.08%)
PARKING AREA	179,134 S.F. (29.73%)	157,123 S.F. (26.29%)
TRAIL	0 S.F. (0.00%)	43,759 S.F. (7.33%)
PUBLIC GATHERING SPACE	0 S.F. (0.00%)	9,665 S.F. (1.62%)
PLAZA SPACE	0 S.F. (0.00%)	18,371 S.F. (3.08%)
RAILROAD BALLAST	27,669 S.F. (4.59%)	24,669 S.F. (4.13%)
WALLS	9,639 S.F. (1.60%)	11,743 S.F. (1.97%)
BRIDGE	2,166 S.F. (0.36%)	2,166 S.F. (0.36%)
WATER TANK	1,200 S.F. (0.20%)	1,200 S.F. (0.20%)
CELL TRAILERS	1,848 S.F. (0.31%)	3,366 S.F. (0.56%)
GRAVEL ROADS	5,609 S.F. (0.93%)	0 S.F. (0.00%)
GREEN SPACE	115,100 S.F. (19.10%)	169,527 S.F. (28.38%)
TOTAL	602,628 S.F. (100%)	597,380 S.F. (100%)

WAIVERS:

STORMWATER MANAGEMENT & EROSION CONTROL (CHAPTER 121)

i. A WAIVER IS FROM CODE § 121-5.A(1) TO ALLOW MORE THAN 25% OF THE PROPERTY TO BE DISTURBED AT ANY ONE TIME. THIS WAIVER IS JUSTIFIED GIVEN THE NEED TO EFFICIENTLY DEMOLISH THE LARGE BUILDING MASSES THAT NEED TO BE DEMOLISHED TO CONSTRUCT THE PROPOSED DEVELOPMENT. THE WAIVER IS FURTHER JUSTIFIED BECAUSE RFA WILL PROVIDE SECURITY TO ASSURE THAT ADEQUATE EROSION, SEDIMENTATION AND STABILIZATION CONTROLS WILL BE UTILIZED DURING CONSTRUCTION, AND WILL COMPLY WITH THE TERMS OF ITS NPDES PERMIT.

ii. A WAIVER FROM CODE § 121-6.F AND CODE § § 135-17.C AND 135-33 TO USE NAVD 88 DATUM, PROVIDED THAT RFA PROVIDES DATA ON THE PLANS INDICATING THE METHOD TO CONVERT THE DATUM TO THE TOWNSHIP'S DATUM. THIS WAIVER IS JUSTIFIED BECAUSE THE NAVD 88 DATUM IS MORE ACCURATE AND CONFORMS TO FEMA'S MAPPING MODERNIZATION EFFORTS INSTEAD OF THE OLDER TOWNSHIP DATUM. PROVISION OF THE CONVERSION INFORMATION WILL PROVIDE NEEDED INFORMATION TO COORDINATE BETWEEN THE TWO DATUM TECHNIQUES.

iii. A WAIVER FROM CODE § 121-6.H. TO NOT PROVIDE THE LOCATION, SPECIES AND SIZE IN DIAMETER OF TREES TWO FEET ABOVE THE GROUND, ALONE AND IN GROVES, OR STREET SHADE TREES. THIS WAIVER IS JUSTIFIED AT THE PRELIMINARY PLAN STAGE DUE TO THE REQUIREMENT TO INSTALL PUBLIC AMENITIES ASSOCIATED THE PROPOSED PUBLIC TRAIL, ESPECIALLY AT THE WESTERN END OF THE SITE.

iv. A WAIVER FROM CODE § 121-11.A. TO REMOVE TREE MASSES AND TREES WITH CALIPERS OF FOUR INCHES OR GREATER IN ORDER TO CONSTRUCT THE PROPOSED DEVELOPMENT. THIS WAIVER IS JUSTIFIED AT THE PRELIMINARY PLAN STAGE DUE TO THE REQUIREMENT TO INSTALL PUBLIC AMENITIES ASSOCIATED THE PROPOSED PUBLIC TRAIL, ESPECIALLY AT THE WESTERN END OF THE SITE.

v. A WAIVER FROM CODE §121- 2.A, 121-4, AND ALL OTHER CODE PROVISIONS THAT WOULD REQUIRE INFILTRATION OF STORMWATER RUNOFF. THIS WAIVER IS JUSTIFIED AT THE TENTATIVE SKETCH PLAN STAGE BECAUSE STORMWATER INFILTRATION IS NOT FEASIBLE OR RECOMMENDED DUE TO ENVIRONMENTAL ISSUES ON THE PROPERTY, THE PROXIMITY TO THE SCHUYLKILL RIVER AND A CONCERN FOR THE IMPACT ON THE RIVER RETAINING WALL, AND OTHER STRUCTURES. THIS WAIVER IS SUBJECT TO RFA PROVIDING WATER QUALITY MEASURES SHOWN ON THE PRELIMINARY LAND DEVELOPMENT PLANS.

vi. A WAIVER FROM CODE §121-4 REQUIRING THE APPLICANT TO PROVIDE RATE CONTROL FOR STORM WATER RUNOFF FROM THE SITE AFTER CONSTRUCTION. THIS WAIVER IS JUSTIFIED BECAUSE IT IS PARAMOUNT TO GET STORM WATER RUNOFF OFF THE SITE AND INTO THE SCHUYLKILL RIVER AS SOON AS POSSIBLE. IF THE STORM WATER RUNOFF FROM THE SITE IS DETAINED, THE RELEASE OF THE DETAINED WATER COULD ADD TO WATER SHED PEAK FLOWS BECAUSE THE PROJECT SITE IS SITUATED IN THE LOWER 5% OF THE WATERSHED. ADDING TO WATERSHED PEAK FLOWS COULD INCREASE FLOODING ON UPSTREAM AND DOWNSTREAM PROPERTIES.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (CHAPTER 135)

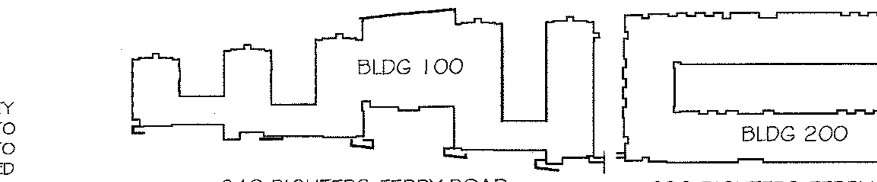
vii. A WAIVER FROM CODE § 135-25. A., B. & C. TO ALLOW REMOVAL OF EXISTING TREES HAVING A CALIPER OF SIX INCHES OR GREATER FROM THE PROPERTY IN ORDER TO CONSTRUCT THE PROPOSED DEVELOPMENT. THIS WAIVER IS JUSTIFIED AT THE PRELIMINARY PLAN STAGE DUE TO THE REQUIREMENT TO INSTALL PUBLIC AMENITIES ASSOCIATED WITH THE PROPOSED PUBLIC TRAIL, ESPECIALLY AT THE WESTERN END OF THE SITE.

NATURAL FEATURES CONSERVATION (CHAPTER 101)

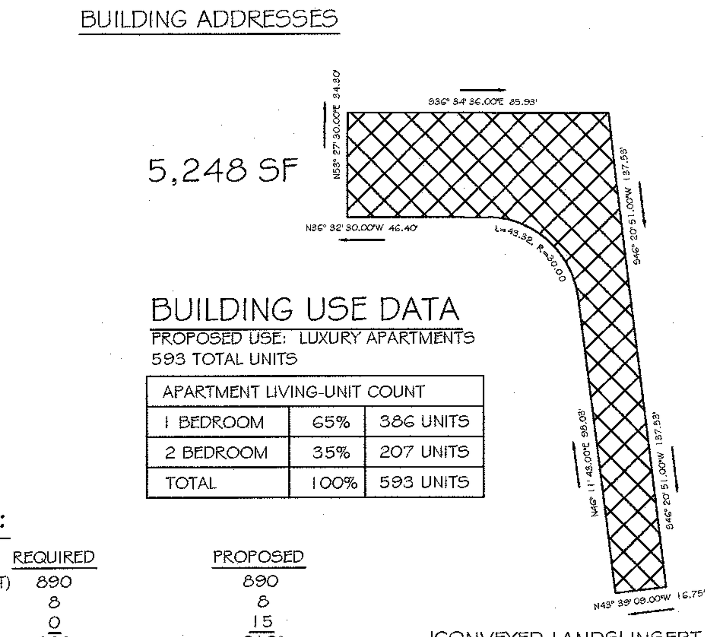
vii. A WAIVER FROM CODE § 101-5.C TO PERMIT DISTURBANCE TO MAN MADE SLOPES OF 15% AND GREATER AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHOWN ON THE PRELIMINARY LAND DEVELOPMENT PLANS, PROVIDED THAT SUCH AREAS ARE PROPERLY STABILIZED.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (CHAPTER 135)

viii. A WAIVER FROM CODE § 135-25.A., B. & C. TO ALLOW REMOVAL OF EXISTING TREES HAVING A CALIPER OF SIX INCHES OR GREATER FROM THE PROPERTY IN ORDER TO CONSTRUCT THE PROPOSED DEVELOPMENT. THIS WAIVER IS JUSTIFIED BECAUSE THE APPLICANT CONCEDES THAT THE SITE IS A "WOODED LOT" UNDER LOWER MERION TOWNSHIP CODE § 122-167.6. AND, DUE TO THE DISTRIBUTION OF QUALIFYING TREES ON THE LOT, LESS THAN 25% OF THE QUALIFYING TREES WILL BE REMOVED AS A RESULT OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH THIS PROJECT. IN THE EVENT THAT MORE THAN 25% OF QUALIFYING TREES ON THE LOT ARE REMOVED AS A RESULT OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH THIS PROJECT, THE APPLICANT WILL PROVIDE COMPENSATORY TREES AS REQUIRED BY CODE § 122-167.7.



BUILDING ADDRESSES



'CONVEYED LANDS' INSERT
1" = 50'

FLOODPLAIN NOTES:

1. NO STRUCTURES ARE PROPOSED TO BE BUILT IN THE SCHUYLKILL RIVER FLOODWAY. PROPOSED STRUCTURES ARE LOCATED ON THE LOT SO AS TO OFFER A MINIMUM OBSTRUCTION TO FLOW OF WATER.
2. PUBLIC WATER FACILITIES WILL BE IN WATER-TIGHT PVC WATER PIPES AND BE INSTALLED UNDERGROUND. WHERE WATER PIPES EXIT THE GROUND TO REACH UP TO ELEVATED BUILDINGS, THEY WILL TRANSITION TO DUCTILE IRON FLANGED PIPE (BEFORE EXITING THE GROUND). THE DUCTILE IRON PIPE WILL BE INSULATED FROM FREEZING AND BE BAFFLED BY AND ANCHORED TO THE CONCRETE BUILDING COLUMNS.
3. ELECTRICAL POWER LINES WILL BE INSTALLED UNDERGROUND IN INSULATED WATER PROOF CONDUIT. WHERE ELECTRIC LINES EXIT THE GROUND TO REACH UP TO ELEVATED BUILDINGS, THEY WILL BE INSTALLED IN RIGID, WATERPROOF CONDUITS, BAFFLED BY AND ANCHORED TO THE CONCRETE BUILDING COLUMNS. ELECTRIC TRANSFORMERS WILL BE EITHER POLE MOUNTED OR MOUNTED ON CONCRETE PLATFORMS AT LEAST 24 INCHES ABOVE THE 100-YEAR FLOOR ELEVATION.
4. NATURAL GAS FACILITIES WILL BE IN RIGID PIPES AND INSTALLED UNDERGROUND. WHERE NATURAL GAS PIPES EXIT THE GROUND TO REACH UP TO ELEVATED BUILDINGS, THEY WILL BE INSTALLED IN RIGID CONDUIT, BAFFLED BY AND ANCHORED TO THE BUILDING COLUMNS.
5. COMMUNICATION LINES WILL BE INSTALLED UNDERGROUND IN WATERPROOF CONDUIT. WHERE COMMUNICATION LINES EXIT THE GROUND TO REACH UP TO ELEVATED BUILDINGS, THEY WILL BE INSTALLED IN RIGID, WATERPROOF CONDUITS, BAFFLED BY AND ANCHORED TO THE CONCRETE BUILDING COLUMNS.
6. GRAVITY SANITARY SEWER PIPES AND SANITARY SEWER MANHOLES WILL BE INSTALLED UNDERGROUND. PIPES WILL BE MANDREL TESTED AND BOTH PIPES AND MANHOLES WILL BE PRESSURE TESTED AFTER INSTALLATION. MANHOLES WILL BE FITTED WITH BOLT-DOWN WATERPROOF (GASKETED) LIDS. THE SEWAGE PUMP STATION WET WELL WILL BE INSTALLED SUCH THAT THE WELL OPENING WILL BE AT LEAST 24 INCHES ABOVE THE 100-YEAR WATER SURFACE ELEVATION (NAVD 1988). WET WELL MANHOLE SECTIONS WILL HAVE WATER-TIGHT JOINTS BETWEEN CAST SECTIONS. ALL PROPOSED WIRING WILL BE INSULATED AND INSTALLED IN RIGID, WATERPROOF CONDUIT.
7. THE PROPOSED LIVING SPACES FOR EACH BUILDING WILL BE AT LEAST 24 INCHES ABOVE THE 100-YEAR FLOOD ELEVATION (NAVD 1988).
8. ALL PROPOSED STRUCTURES WILL BE PERMANENTLY ANCHORED SO AS TO PREVENT FLOTATION OR LATERAL MOVEMENT.
9. ALL PROPOSED STORM DRAINAGE FACILITIES WILL CONVEY THE FLOW OF STORM WATER RUNOFF IN A SAFE AND EFFICIENT MANNER. THE SYSTEM WILL ENSURE PROPER DRAINAGE ALONG DRIVEWAYS AND PARKING LOTS AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS. THE STORM WATER MANAGEMENT SYSTEM WILL ALSO PREVENT THE DISCHARGE OF EXCESS RUNOFF ONTO ADJACENT PROPERTIES.
10. SEWAGE DISPOSAL PROPOSED FOR THIS PROJECT BY PUBLIC SEWER.
11. I, MICHAEL D. ENGEL, A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE FLOOD PROOFING METHODS EMPLOYED ON THIS PROJECT USED TO PROTECT SEWER, WATER AND ELECTRIC LINES TO A HEIGHT OF 24 INCHES ABOVE THE 100-YEAR FLOOD ELEVATION, ARE ADEQUATE TO WITHSTAND THE FLOOD DEPTHS, PRESSURES, VELOCITIES, IMPACT AND UPLIFT FORCES AND OTHER FACTORS ASSOCIATED WITH THE 100-YEAR FLOOD AND A RECORD OF SUCH CERTIFICATIONS INDICATING THE SPECIFIC ELEVATION (IN RELATION TO MEAN SEA LEVEL WITH A DATUM OF NAVD 1988) TO WHICH THE SEWER, WATER AND ELECTRIC LINES ARE FLOOD PROOFED SHALL BE MAINTAINED WITH THE DIRECTOR OF BUILDING AND PLANNING.

12/11/14
DATE

PROFESSIONAL ENGINEER: MICHAEL D. ENGEL, PA PROFESSIONAL ENGINEER NO. PE073746

GENERAL NOTES:
1. OWNER/APPLICANT: RIGHTERS FERRY ASSOCIATES, L.P.
2701 RENAISSANCE BOULEVARD
FOURTH FLOOR
KING OF PRUSSIA, PA 19406
2. THE SUBJECT PROPERTY IS LOCATED IN LOWER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.
3. THE SUBJECT PROPERTY IS LOCATED IN THE M-MANUFACTURING & INDUSTRIAL ZONING DISTRICTS.
4. THE PROPOSED USE IS LUXURY RESIDENTIAL APARTMENTS AND IS A PERMITTED BY CONDITIONAL USE.
5. EACH PROPOSED APARTMENT HAS A LOT AREA OF NOT LESS THAN 1,000 SQUARE FEET. THIS IS PERMITTED BECAUSE:
5.1. A 30' WIDE PUBLIC EASEMENT AREA ALONG THE SCHUYLKILL RIVER IS OFFERED.
5.2. A MINIMUM OF 7,500 SQUARE FEET OF PUBLIC GATHERING SPACE IS PROVIDED.
5.3. A PUBLIC MULTI-PURPOSE TRAIL BEING AT LEAST 10' WIDE WITH 2' WIDE SHOULDERS IS PROVIDED ALONG THE FULL LENGTH OF THE SCHUYLKILL RIVER EASEMENT AREA.
5.4. TRAIL HEAD PARKING WITH A MINIMUM OF EIGHT PARKING SPACES FOR PUBLIC USE IS PROVIDED.
6. PARKING AND DRIVEWAYS ARE PERMITTED UP TO 25' INTO THE 50' SCHUYLKILL RIVER (WALL) SETBACK BECAUSE PUBLIC TRAIL PARKING IS PROVIDED, THE DRIVEWAY HAS A MAXIMUM WIDTH OF 20' AND ALL PARKING AREAS ARE SEPARATED FROM THE TRAIL BY A 10' LANDSCAPED AREA.
7. SHOULD ANY EXISTING TREES NOT SCHEDULED OR PERMITTED TO BE REMOVED OR BE IRREPARABLY DAMAGED DURING CONSTRUCTION AND DIE WITHIN EIGHT MONTHS OF THE CONCLUSION OF CONSTRUCTION ACTIVITIES, THOSE TREES SHALL BE REPLACED IN ACCORDANCE WITH THE LOWER MERION TOWNSHIP CODE SECTION 101-9A(2).
8. IF TRENCHES FOR UTILITIES OR STORM WATER OUTFLOW PIPES ARE LOCATED WITHIN THE DRIP LINE OF TREES, ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE (AVOIDING COMPACTION) AFTER THE PIPE IS INSTALLED. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.
9. THE DEVELOPMENT SHALL MAINTAIN THE CURRENT FIRE WATER SOURCE FROM PHILADELPHIA IN A LOCATION TO BE DETERMINED BY THE FIRE MARSHALL.
10. "NO PARKING BY ORDER OF FIRE MARSHALL" SIGNS SHALL BE PLACED ALONG THE REAR ACCESS ROAD IN LOCATIONS TO BE DETERMINED BY THE FIRE MARSHALL.
11. ANY SIGNS INDICATING A TOW-AWAY PROGRAM SHALL COMPLY WITH LOWER MERION TOWNSHIP STANDARDS.
12. ALL FIRE HYDRANTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE TO LOWER MERION TOWNSHIP FIRE CODE.
13. ALL FIRE HYDRANT LOCATIONS SHALL BE APPROVED IN ADVANCE OF CONSTRUCTION BY THE LOWER MERION TOWNSHIP FIRE MARSHALL.
14. IF REQUIRED BY THE LOWER MERION TOWNSHIP FIRE DEPARTMENT, ALL BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED ON EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATIONS SYSTEMS AT THE EXTERIOR OF THE BUILDING.
15. ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT DRIP LINES.
16. THE ELEVATIONS SHOWN IN THIS PLAN ARE BASED ON NAVD 1988 DATUM. THE PROJECT BENCHMARK IS 36.06' AND LOCATED ON TOP OF CURB, CENTER OF BULLNOSE, APPROXIMATELY 28' SOUTHWEST OF THE SOUTH CORNER OF AN EXISTING 2-1/2 STORY BRICK BUILDING BEING #620 RIGHTERS FERRY ROAD. IN ORDER TO DETERMINE NGVD 1929 ELEVATIONS, ADD 1.07' TO NAVD 1988 ELEVATIONS (E.G. AN ELEVATION OF 10.00 IN NAVD 88 EQUALS 11.07 IN NGVD 29).
17. NO DELIVERY VEHICLES OR MOVING TRUCKS SHALL PARK AND/OR UNLOAD ALONG THE EMERGENCY ACCESS ROAD.
18. LOADING/UNLOADING PARKING IS PROVIDED AT EACH BUILDING.
19. APPLICANT RESERVES THE RIGHT TO SUBJECT THE PROPERTY AND THE DEVELOPMENT OF THE PROPERTY AS SHOWN ON THESE PLANS TO A CONDOMINIUM FORM OF OWNERSHIP UNDER THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT.
20. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE WATER QUALITY STRUCTURES AND OTHER STORM FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
21. THE PROPERTY OWNER(S) SHALL COMPLY WITH ALL FEDERAL, STATE AND APPLICABLE LOWER MERION TOWNSHIP ORDINANCES AND LAWS REGARDLESS OF SPECIFIC MENTION HEREIN.
22. ALL PROPOSED STORM WATER INLET GRATES SHALL BE PENNDOT APPROVED BICYCLE SAFE.
23. GRAVITY SEWER LINES INSTALLED TO SERVICE 600 RIGHTERS FERRY ROAD APARTMENTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED.
24. A CONCRETE SURVEY MONUMENT WILL BE INSTALLED AT THE CORNER OF THE PROPERTY WHERE IT MEETS THE EXISTING RIGHT-OF-WAY OF RIGHTERS FERRY ROAD. THE MONUMENT WILL BE INSTALLED AT THE COMPLETION OF PHASE I CONSTRUCTION.
25. FLOODPLAIN ELEVATIONS AND FLOODWAY LINES SHOWN ON THIS PLAN WERE DETERMINED BY HYDRAULIC AND TOPOGRAPHIC FLOODPLAIN ANALYSIS OF THE FEDERAL EMERGENCY MANAGEMENT (FEMA) STUDY OF THE SCHUYLKILL RIVER (REVISED OCTOBER 19, 2001) AND REVIEWED AND APPROVED BY THE LOWER MERION TOWNSHIP ENGINEER AND ZONING HEARING BOARD.
26. SEVENTY-FIVE PERCENT OF THE GRADE LEVEL WALLS OF ALL BUILDINGS PERPENDICULAR TO THE RIVER SHALL BE DESIGNED TO ALLOW FLOOD WATERS TO PASS THROUGH SO AS TO OFFER A MINIMUM OBSTRUCTION TO THE FLOW OF WATER IN ORDER TO COMPLY WITH SECTION 155-160.D.(2) OF THE LOWER MERION TOWNSHIP CODE.
26. SEVENTY-FIVE PERCENT OF THE GRADE LEVEL WALLS OF ALL BUILDINGS PERPENDICULAR TO THE RIVER SHALL BE DESIGNED TO ALLOW FLOOD WATERS TO PASS THROUGH SO AS TO OFFER A MINIMUM OBSTRUCTION TO THE FLOW OF WATER IN ORDER TO COMPLY WITH SECTION 155-160.D.(2) OF THE LOWER MERION TOWNSHIP CODE.
27. A SANITARY SEWER PLANNING MODULE APPROVED BY THE CITY OF PHILADELPHIA AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION WILL BE SUBMITTED TO LOWER MERION TOWNSHIP PRIOR TO RECORDING OF THE FINAL LAND DEVELOPMENT PLANS.
28. CERTIFICATION OF THE CONDITION OF THE SCHUYLKILL RIVER RETAINING WALL PREPARED BY A LICENSED PROFESSIONAL ENGINEER WILL BE SUBMITTED TO LOWER MERION TOWNSHIP AT THE COMPLETION OF CONSTRUCTION OF PHASE 1. ANY RECOMMENDED IMPROVEMENTS OR REPAIRS SHALL BE IMPLEMENTED BY THE APPLICANT.
29. THE APARTMENT UNITS IN EACH PHASE SHALL CONSIST OF 65% ONE BEDROOM/ONE BATHROOM UNITS AND 35% TWO BEDROOM UNITS. THE MINIMUM PARKING RATIO INSTALLED IN EACH PHASE SHALL BE 1.5 SPACES PER UNIT.
30. THE RIVER TRAIL SHALL CONNECT WITH EXISTING OR PROPOSED TRAILS ON ABUTTING PROPERTIES. IN THE EVENT THAT NO TRAIL IS EXISTING OR PROPOSED ON ABUTTING PROPERTIES, THE TRAIL LOCATION SHALL ACCOMMODATE A POTENTIAL TRAIL ON THE ABUTTING PROPERTIES IN ACCORDANCE WITH 166-90.1.E.(3).
31. ALL CHAIN LINK FENCES (EXCEPTING THE CHAIN LINK SECURITY FENCES AROUND THE CELL TOWER TRAILERS AND ANY TEMPORARY CONSTRUCTION FENCING) SHALL BE REMOVED FROM THE PROPERTY.
32. THIS PROPERTY SHALL BE TREATED AS A WOODED LOT IN ACCORDANCE WITHJ 155-167.7.
33. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SITE ELEMENTS TO REMAIN, INCLUDING RETAINING WALLS.

AVERAGE BUILDING SETBACK:

WEST BUILDING (BUILDING 100) AVERAGE SETBACK FROM SCHUYLKILL RIVER WALL CALCULATION

SEGMENT A	SEGMENT WIDTH	SEGMENT SETBACK	WIDTH X SETBACK
B	64.15'	53.88'	3,456
C	57.52'	128.73'	7,405
D	64.15'	52.01'	3,336
E	57.52'	138.31'	7,956
F	64.15'	52.05'	3,339
G	*118.11'	*30.72'	3,628
H	64.15'	52.01'	3,336
I	57.52'	193.31'	11,119
	64.15'	52.80'	3,387
SUM	611.42'		46,963

(1) *118.11/611.42 = 19.32%; 100% - 19.32% = 80.68% OF BUILDING FACADE FACING THE RIVER SETBACK COMPLIES WITH THE 50' SETBACK.
(2) AVERAGE BUILDING SETBACK = 46,963/611.42 = 76.81'

THE REQUIRED [SCHUYLKILL RIVER WALL] SETBACK OF 50 FEET MAY BE REDUCED TO 30 FEET WHEN MORE THAN 45% OF THE BUILDING FACADE FACING THE RIVER COMPLIES WITH THE SETBACK OF 50 FEET, AND WHEN THE AVERAGE SETBACK OF THIS FACADE IS 60 FEET.

SUPPLEMENT TO ZONING DATA CHART:

APARTMENT HOUSE DENSITY BONUS		
ITEM	REQUIRED	PROPOSED
RIVER TRAIL EASEMENT ARE WIDTH	30'	30'
PUBLIC GATHERING SPACE	7,500 S.F.	9,665 S.F.
MIN. LANDSCAPED PUBLIC GATHERING SPACE	25% (1,875 S.F.)	25% (2,416 S.F.)
MAX. CONCRETE (PUBLIC GATHERING SPACE)	50% (5,625 S.F.)	0%* (0 S.F.)
SEATING SPACES (PUBLIC GATHERING SPACE)	1 SEAT/ 100 S.F.	97
WIDTH OF RIVER TRAIL	10'	12'
WIDTH OF RIVER TRAIL SHOULDERS	2/2'	4/4'

*DECORATIVE CONCRETE PAVERS ONLY PROPOSED FOR THE PUBLIC GATHERING SPACE

PLAZA AREA LANDSCAPE/HARDSCAPE RATIO				
LOCATION	AREA REQUIRED*	AREA PROVIDED	MINIMUM AREA LANDSCAPED	MINIMUM AREA HARDSCAPED
PLAZA 'A'		11,556 S.F.	2,889 S.F.	8,667 S.F.
PLAZA 'B'		6,815 S.F.	1,704 S.F.	5,111 S.F.
TOTAL	17,921 S.F.	18,371 S.F.	4,593 S.F.	13,778 S.F.

*REQUIRED PLAZA SPACE IS 3% OF LOT AREA (597,380 S.F. X 0.03 = 18,371 S.F.)

PLAN TO BE RECORDED
SHEET 3 OF 3

BUILDING USE DATA

PROPOSED USE: LUXURY APARTMENTS
593 TOTAL UNITS

APARTMENT LIVING-UNIT COUNT		
1 BEDROOM	65%	386 UNITS
2 BEDROOM	35%	207 UNITS
TOTAL	100%	593 UNITS

PARKING DATA CHART:

USE	REQUIRED	PROPOSED
TOTAL SPACES (@1.50 SPACES PER UNIT)	890	890
DEDICATED TRAIL HEAD SPACES	8	8
MANAYUNK PARKING LOT	0	15
TOTAL	898	913*
*ADA ACCESSIBLE SPACES (PART OF TOTAL)	18 (2% OF TOTAL)	21 (15 VAN ACCESSIBLE)

NOTES:
1. THE FEDERAL AMERICANS WITH DISABILITIES (ADA) ACT REQUIRES THAT PARKING LOTS (WITH THE NUMBER OF SPACES BETWEEN 501 AND 1,000) CONSTRUCT AT LEAST 2% OF THE PARKING SPACES IN ACCORDANCE HANDICAP ACCESSIBLE GUIDELINES. GUIDELINES REQUIRE THAT AT LEAST 1/8 OF THE TOTAL HANDICAP ACCESSIBLE PARKING SPACES BE CONSTRUCTED AS VAN ACCESSIBLE PARKING SPACES.
2. THE (8) PROPOSED TRAIL HEAD PARKING SPACES AND THE (15) PROPOSED SURFACE PARKING SPACES LOCATED IN MANAYUNK ARE NOT INCLUDED IN THE PROPOSED PARKING FOR 593 APARTMENTS @1.5 SPACES PER UNIT.

BUILDING COVER CALCULATION:

BUILDING	BUILDING COVERAGE (S.F.)
PHASE I	63,480
PHASE II	64,129
PARKING STRUCTURE	26,412
PUMP STATION	900
CELL TRAILERS	870
TOTAL	155,791 (26.08%)

HATCH PATTERN LEGEND:

HEAVY DUTY PAVING
REINFORCED TURF ZONE
100-YEAR FLOODPLAIN
100-YEAR FLOODWAY
ORDINARY HIGH WATER MARK (9.72')

100 50 0 100 200 300 400
GRAPHIC SCALE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN-STOP CALL
Pennsylvania One Call System, Inc
1-800-242-1776

ONE CALL NOTE
SERIAL NO. 20130100185

UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND BASED ON EXISTING INFORMATION RECEIVED FROM UTILITY COMPANIES.

RIGHT ANGLE ENGINEERING
Right Angle Engineering, LLC
700 South Henderson Rd.
King of Prussia, PA 19406
Suite 202
Phone: (610) 205-1586

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER MICHAEL D. ENGEL No. PE073746
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR DONALD LEE MACKAY SU-046510-R

10	04/15/2014	FOR FINAL PLAN APPROVAL
9	01/28/2014	IN ACCORDANCE WITH MCCD REVIEW
8	01/09/2014	IN ACCORDANCE WITH CENAP-OP-R-2013-1195
7	12/18/2013	ADDRESSED LMT CONDITIONS OF FINAL APPROVAL
6	8/21/2013	PADEP REVIEW
5	7/30/2013	ADD PROPOSED BUILDING
4	7/12/2013	PER TOWNSHIP ENGINEER'S MAY 2, 2013 REVIEW LETTER
3	6/2013	PER INTERNAL REVIEW
2	4/16/2013	PER INTERNAL REVIEW
1	4/8/2013	PER INTERNAL REVIEW

FINAL PLAN SUBMISSION
OVERALL SITE PLAN
CLIENT: RIGHTERS FERRY ROAD ASSOCIATES
PROJECT: RIGHTERS FERRY ROAD
LOCATION: 600 RIGHTERS FERRY ROAD LOWER MERION TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	DECEMBER 20, 2012
SCALE:	1" = 100'
DRAWN BY:	MRC
CHECKED BY:	MDE
PROJECT NO.:	12.101.00
CAD FILE:	OVERALL SITE PLAN.DWG
DRAWING NO.:	05
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