

RECORD/SITE NOTES

- 1. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO LANDCORE ENGINEERING CONSULTANTS, P.C. (HEREINAFTER "THE ENGINEER") AT THE TIME OF PREPARATION. ALL ELEVATIONS SHOWN CORRELATE TO THE REFERENCED SURVEYORS BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND-BREAKING. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES, ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES EXIST PRIOR TO ORDER AND/OR FABRICATION OF STRUCTURES AND MATERIALS, OR COMMENCEMENT WITH CONSTRUCTION ACTIVITIES.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH OR EXCEED ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES, AND OSHA STANDARDS.
3. THE OWNER / CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY / ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FAMILIARIZING THEMSELVES WITH ALL PROJECT RELATED RESOURCES, TECHNICAL REPORTS AND DESIGN DOCUMENTS PREPARED FOR THE PROJECT, INCLUDING, BUT NOT LIMITED TO ANY PREPARED GEOTECHNICAL REPORTS, ENVIRONMENTAL REPORTS, PERMIT GUIDANCE, ET AL. UPON REVIEW OF PROJECT RELATED RESOURCES, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CONFLICTS BETWEEN THE PLANS AND RESOURCES AND SUCH DISCREPANCY SHALL BE REVIEWED WITH ENGINEER PRIOR TO COMMENCING ANY WORK RELATED TO SUCH.
5. IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. LANDCORE ENGINEERING CONSULTANTS HAS MADE A POINT IN THE PROVIDED NOTES AND DETAILS, AS WELL AS IN THE DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA STANDARDS (AS LAST REVISED) AS WELL AS APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS. LATEST EDITIONS OF THESE SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE. THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNER, IN WRITING, IMMEDIATELY AND BEFORE MOVING FORWARD WITH THE WORK. THE CONTRACTOR SHALL CONFIRM THE DESIGNATED ADA ACCESSIBLE AREAS AND LOCATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DESIGNATED AREAS AND ROUTES IN ACCORDANCE WITH THE MOST CURRENT ADA GUIDELINES AS APPLICABLE TO THE PROJECT.
6. STORMWATER MANAGEMENT FACILITIES:
6.1. THE PROPOSED ON-SITE STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE APPLICANT UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
6.2. A BLANKET EASEMENT IS HEREBY GRANTED TO THE MUNICIPALITY FOR ACCESS AND INSPECTION OF THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) AS INDICATED ON THESE PLANS. THE MUNICIPALITY SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF REASONABLE ACCESS AT REASONABLE TIMES TO EVERY BMP AND CONVEYANCE FROM A PUBLIC RIGHT-OF-WAY OR ROADWAY ONTO THE PROPERTY TO CONDUCT PERIODIC INSPECTIONS AS OUTLINED IN ANY APPLICABLE EASEMENT AGREEMENT AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE MUNICIPAL STORMWATER MANAGEMENT ORDINANCE, AND ANY APPLICABLE OPERATION AND MAINTENANCE PLANS AND/OR OPERATION AND MAINTENANCE AGREEMENTS.
6.3. THE STORMWATER MANAGEMENT FACILITIES, AS DEPICTED HEREIN, ARE PERMANENT STRUCTURES. NO PERSON OR ENTITY SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR OTHERWISE ALTER ANY STORMWATER MANAGEMENT FACILITY WHICH HAS BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PLAN REVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, ALONG WITH THE REVIEW AND ADVICE OF THE MUNICIPAL ENGINEER AND THE COUNTY CONSERVATION DISTRICT, WHICH AUTHORIZES SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, INCLUDING LANDSCAPING OR VEGETATION WITHIN A STORMWATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH HAS THE EFFECT OF OR TO ANY DEGREE LIMITS OR ALTERS THE FUNCTIONING OF THE FACILITY OR EASEMENT IN ACCORDANCE WITH ITS DESIGN AND INTENDED FUNCTION.
7. WATER / SEWER: THIS SITE SHALL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
8. WETLANDS: BY APPROVAL OF THIS PLAN, THE MUNICIPALITY HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE SAID PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, HIS HEIRS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS THE SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.
9. FLOODPLAIN: THE SITE DOES NOT LIE WITHIN THE FLOOD ZONING AS SHOWN ON A FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 42091C027G, EFFECTIVE DATE MARCH 2, 2016 & MAP NUMBER 42091C027G, EFFECTIVE DATE MARCH 2, 2016.
10. HIGHWAY OCCUPANCY PERMIT NOTE: A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
11. MONUMENTATION NOTE: MONUMENTS AND MARKERS SHALL BE SET AT ALL PROPERTY BOUNDARY CORNERS IN ACCORDANCE WITH 54 Pa.C.S. § 1217 AND AS INDICATED ON THESE PLANS. SUITABLE MARKERS SHALL BE SUBSTITUTED FOR IRON PINS TO BE SET IN PAVEMENT OR CONCRETE AREAS. DETAILS OF THE LOCATION AND TYPE OF SUCH MARKERS SHALL BE PROVIDED TO THE MUNICIPAL ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
12. RIGHT-OF-WAY DEDICATION: THE LAND BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY LINE IS HEREBY OFFERED FOR DEDICATION TO AGENCY HAVING JURISDICTION.

CONTRACTOR NOTES

- 1. THE CONTRACTOR, IN ADDITION TO OTHER NOTES PROVIDED WITHIN THE APPROVED PLANS, SHALL BE RESPONSIBLE FOR THE FOLLOWING:
1.1. SHALL FULLY COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.
1.2. IS RESPONSIBLE TO MAINTAIN AS-BUILT RECORDS OF THE WORK.
1.3. SHALL ENSURE COMPLIANCE WITH ALL TERMS AND CONDITIONS SET FORTH IN THE APPROVALS AND PERMITS ISSUED BY MUNICIPAL, COUNTY, STATE AND FEDERAL AGENCIES RELATING TO THE WORK. CONTRACTOR AT ITS SOLE EXPENSE, SHALL PROMPTLY CORRECT ALL VIOLATIONS REPORTED OR NOTED BY MUNICIPAL, COUNTY, STATE OR FEDERAL OFFICIALS RELATING TO OR ARISING FROM CONTRACTORS OR ITS SUBCONTRACTORS FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THE APPROVALS AND PERMITS.
1.4. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
1.5. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ADJACENT TO PAVEMENT, STRIPES, ETC. SLATED TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE PROTECTION AND STABILITY OF STRUCTURES, SIDEWALKS, PAVEMENT, AND ANY OTHER IMPROVEMENTS TO REMAIN ON THE PROPERTY, AND TO PROVIDE A SAFE WORK AREA.
1.6. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME IN ADDITION TO OWNER, LANDCORE ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH OWNER AND ENGINEER WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY THE LAW, INDEMNIFY AND HOLD HARMLESS OWNER AND LANDCORE ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
2. NEITHER THE PROFESSIONAL ACTIVITIES OF ENGINEER NOR THE PRESENCE OF ENGINEER OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. ENGINEER AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
3. ENGINEER WILL REVIEW AND ACCEPT OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE NOT CONSTRUCTION. CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ENGINEERS REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT ENGINEER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF ENGINEER IN WRITING BY THE CONTRACTOR. ENGINEER SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
4. NEITHER OWNER NOR ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS / SCOPE REVISIONS WHICH RESULT FROM THE SAME. NEITHER OWNER NOR CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS / MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND CONTRACTOR IS RESPONSIBLE TO PROMPTLY NOTIFY OWNER AND ENGINEER, IN WRITING, WHEN A CONFLICT IS IDENTIFIED.

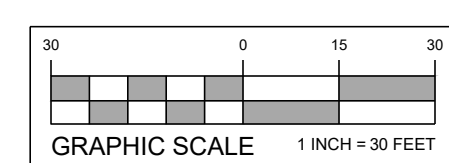
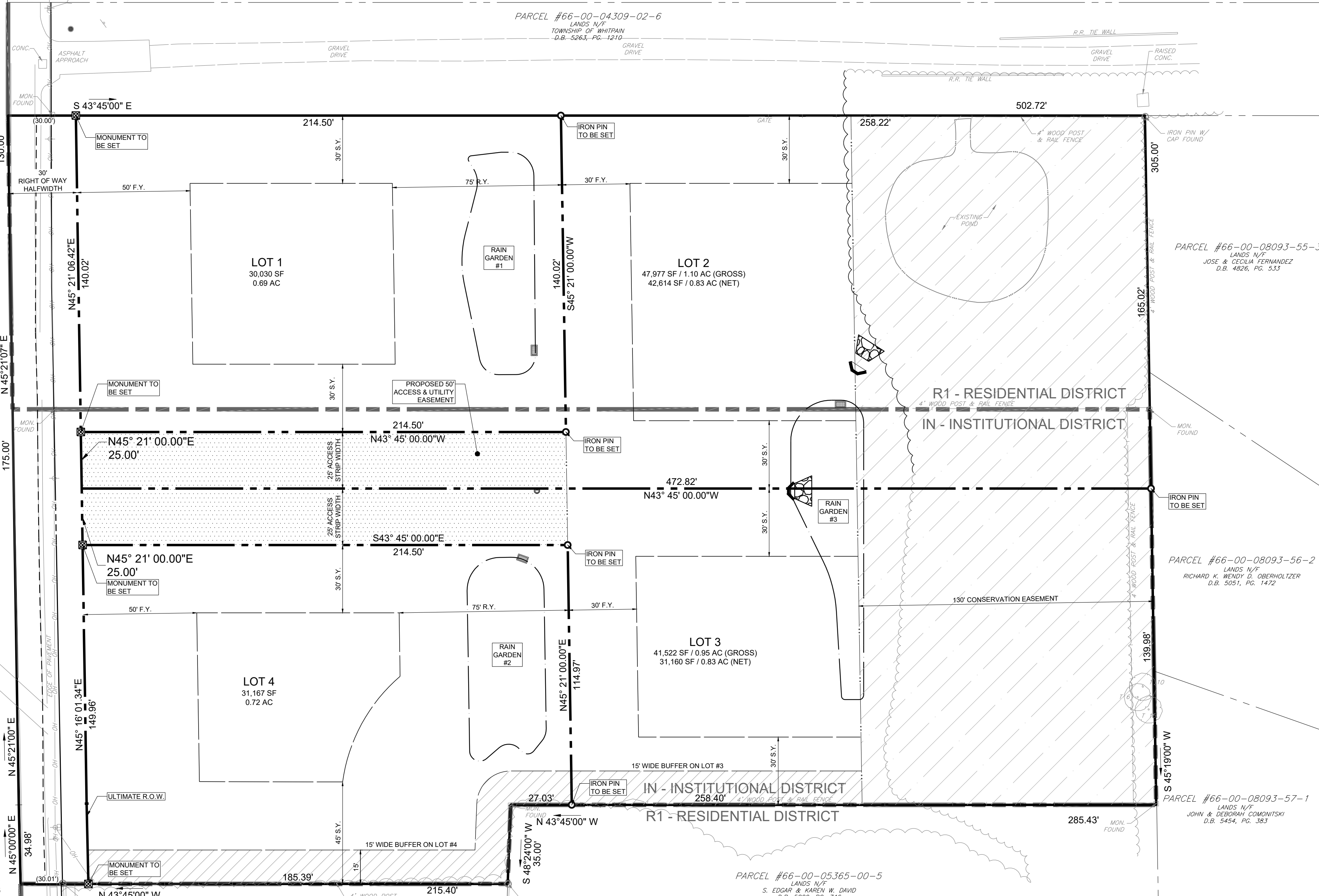
GENERAL NOTES

- 1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED AND THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL APPLICABLE PERMITTING AUTHORITIES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. DEBRIS, UNSUITABLE SOIL AND DEMOLITION MATERIAL SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE SOIL, DEMOLITION MATERIAL, DEBRIS AND ANY OTHER WASTE MATERIAL SHALL BE DEPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, LOCAL LAWS, REGULATIONS AND CODES. SOIL (CRUSHED STONE/CONCRETE CERTIFIED AND USED AS CLEAN FILL SHALL BE EXCLUDED).
4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND / OR GEOTECHNICAL REPORT.
5. UNLESS OTHERWISE INDICATED WITHIN THE APPROVED PLANS, ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
6. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL PROPOSED RADI ARE 5.0 UNLESS OTHERWISE NOTED.
7. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT AS APPLICABLE. THESE PLANS DEPICT THE MINIMUM AREAS OF MILL/OVERLAY REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE OWNER ON ADDITIONAL MILL/OVERLAY REQUIREMENTS.
8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED, AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
9. >>> PROJECTS <<< FOR MATERIALS AND/OR SPECIFICATIONS NOT SPECIFICALLY REFERENCED ON THESE PLANS OR STATE AND LOCAL REQUIREMENTS THE PROJECT SHALL BE CONSTRUCTED IN CONFORMANCE WITH PENNDOT PUB 408 AS LAST REVISED.

SITE / RECORD PLAN LEGEND

Table with 2 columns: Symbol and Description. Includes Property Line (PIO), Property Line (Adjoiner), Property Line (ROW), Prop. Property Line (PIO), Building Setback Line, Buffer Line, Easement Line, Tree Line, Prop. Tree Line, SWM Basin Limits, Prop. SWM Basin Limits.

PENLYN - BLUE BELL PIKE
60' RIGHT OF WAY (SECONDARY ROADWAY)
36' PAVED WIDTH - TWO WAYS



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BULK REQUIREMENTS (IN - INSTITUTIONAL)

Table with columns: Requirement, Required, Proposed (Lot 3, Lot 4), Section. Includes rows for Minimum Lot Area, Min Flag Lot Area, Minimum Lot Width, Maximum Lot Coverage, Maximum Building Height, Minimum Yard Setbacks, Residential Use/District, Minimum Building Spacing, and Buffers.

BULK REQUIREMENTS (R1 - RESIDENTIAL)

Table with columns: Requirement, Required, Proposed (Lot 1, Lot 2), Section. Includes rows for Minimum Lot Area, Min Flag Lot Area, Minimum Lot Width at Bldg Line, Minimum Yard Setbacks, Maximum Building Height, and Buffers.

VARIANCES GRANTED

Table with columns: Zoning Code, Description of Variance, and Reference. Lists granted variances for 5160-14, 5160-15, 5160-17, 5160-157, 5160-158 A, 5160-158 D, 5160-158 E, and 5160-160.

SITE DATA

Table with columns: Section, Description. Includes Plan Reference, Surveyor, Owner of Record / Applicant, Parcel Data, Zoning Data, Existing Use, Proposed Use, and Statement of Intent.

Professional seal and contact information for Rolph A. Graf, Professional Engineer, License No. 41814-E. Includes project details: Project No. 21009, Drawn By: J. Brubaker / M. Toth, Checked By: R. Graf, CAD ID: 02_Sp_210009. Landcore Engineering Consultants, P.C. logo and address: 1500 N. Broad St., Philadelphia, PA 19102. Project: Residential Subdivision & Land Development, 720-730 Penlyn Blue Bell Pike, Whitpain Township, Montgomery County, PA. Applicant: 720 Penlyn Pike, LLC. Title: Subdivision Plan. Date: 2021-08-09. Sheet: 02 of 18. Scale: SP 0.