GENERAL NOTES
(AS APPLICABLE TO THIS PROJECT)

1. SPECIFIC RESOURCES, TECHNICAL REPORTS, DESIGN DOCUMENTS, ET. AL. RELATED TO THIS PROJECT INCLUDE (BUT MAY NOT BE LIMITED TO) THE FOLLOWING:
   - 1.1. SURVEY
   - 1.2. GEOTECHNICAL REPORTS
   - 1.3. ENVIRONMENTAL REPORTS
   - 1.4. WETLANDS REPORTS
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE DOCUMENTS AND FAMILIARIZING HIMSELF WITH THE SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
3. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
4. ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
6. 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.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
8. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN THE CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORT AND THE PLANS, ETC.
9. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
10. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO LANDCORE ENGINEERING CONSULTANTS, PC. AT THE TIME OF PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY LANDCORE ENGINEERING CONSULTANTS, PC. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
11. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE RE-DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL / BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY / EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY LOCATIONS.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, COUNTY AND TOWN LOCAL LAWS AND APPLICABLE CODES.
14. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
15. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ADJACENT TO PAVEMENT, STRUCTURES, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURE STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
16. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. 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.
18. 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. CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS / MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
19. ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.
20. ALL CONTRACTORS MUST CARRY STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME LANDCORE ENGINEERING CONSULTANTS, PC, 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 LANDCORE ENGINEERING CONSULTANTS, P.C. 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 LANDCORE ENGINEERING CONSULTANTS, PC, AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
21. NEITHER THE PROFESSIONAL ACTIVITIES OF LANDCORE ENGINEERING CONSULTANTS, P.C. NOR THE PRESENCE OF LANDCORE ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. LANDCORE ENGINEERING CONSULTANTS, P.C. 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 GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. LANDCORE ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
22. LANDCORE ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE 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 INFORMATION SHOWN, NOT 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. LANDCORE ENGINEERING CONSULTANTS' REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT LANDCORE ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. LANDCORE ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF LANDCORE ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. LANDCORE ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
23. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, LANDCORE ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
24. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
25. 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.

SEE SHEET DT.2 FOR ADDITIONAL SPECIFICATIONS AND CONSTRUCTION DETAILS

BULK REQUIREMENTS

THIS CONCEPT REFERENCES A BOUNDARY & TOPOGRAPHIC SURVEY BY:
AMBRIC TECHNOLOGY CORPORATION
CONSULTING ENGINEERS & SURVEYORS
100 PINE STREET
COLWYN, PA 19023
ALTA/ACSM LAND TITLE SURVEY / DATED 2013-06-05

OWNER of RECORD:
MR. NARESH C. JAIN
401 BALTIMORE PIKE
MORTON, PA 19070

APPLICANT:
CLJ REAL ESTATE, LLC
401 BALTIMORE PIKE
MORTON, PA 19070

PARCEL DATA:
455 WEST DEKALB PIKE
TOWNSHIP OF UPPER MERION
MONTGOMERY COUNTY, PENNSYLVANIA

ZONED : C-1 - COMMERCIAL

PROPOSED USE : CAR WASH (PERMITTED)

BULK REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	0.23 Ac. (10,000 SF)	0.49 Ac. (21,289 SF)	0.49 Ac. (21,289 SF)
MINIMUM LOT WIDTH (AT BLDG. LINE)	70.0'	167.88'	167.88'
MINIMUM YARD SETBACKS			
FRONT YARD	50.0'	58.25'	37.58' (V)
SIDE YARD	15.0'	9.91' (E)	10.0' (V)
SIDE YARD (COMBINED)	30.0'	57.77'	51.67'
REAR YARD	35.0'	127.53'	48.38'
MAXIMUM IMPERVIOUS COVERAGE	85.0 %	95.72% (E)	77.55 %
MAXIMUM BUILDING HEIGHT	25.0'	±16.0'	< 25.0'

| (V) PRIOR APPROVED VARIANCES | (E) EXISTING NON-CONFORMANCE |

VARIANCES FOR THE FOLLOWING HAVE BEEN GRANTED PURSUANT TO CORRESPONDENCE FROM EASTBURN AND GRAY, P.C., DATED AUGUST 22, 2013:
PER SECTION 165-108.B: A FRONT YARD SETBACK OF 37.58' IS PROVIDED WHERE 50' IS REQUIRED.
PER SECTION 165-108.C: A SIDE YARD SETBACK OF 10' IS PROVIDED WHERE 15' IS REQUIRED.
PER SECTION 165-110: AN OUTDOOR BUSINESS FUNCTION IS PROPOSED WHERE NONE IS ALLOWED.

PARKING REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM PARKING REQUIREMENT		
USE (CAR WASH)	2 STALLS PER 1,000 SF of GLA + 1 STALL PER EMPLOYEE + 10 STACKING SPACES = 3,230SF/1,000 x 2 + 2 EMPLOYEES = 9 STALLS	15 STALLS + 10 STACKING SPACES
MINIMUM STALL SIZE	9.5' x 19.0'	10.0' x 19.0'
MINIMUM AISLE WIDTH	24.0'	24.0'
MINIMUM LOADING REQUIREMENT		
LOADING SPACES	1 / FIRST 12,500 SF 3,230 SF = 1 SPACE	1 SPACE
MINIMUM SPACE SIZE	8.0' x 20.0'	8.0' x 23.0'
MINIMUM CLEAR HEIGHT	10.0'	> 10.0'

SITE PLAN NOTES
(AS APPLICABLE TO THIS PROJECT)

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWNSHIP / CITY / COUNTY REGULATIONS AND CODES AND OSHA STANDARDS.
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. ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH, ALL COST SHALL BE INCLUDED IN BASE BID.
7. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED MUNICIPAL STANDARDS.
8. THIS SITE SHALL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
9. BY APPROVAL OF THIS PLAN THE MUNICIPALITY HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OREXTEND OF ANY WETLAND AREAS WETHER 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 RESOURCES AS THE SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN SHRUB(S)					
IGC	12	ILEX GLABRA COMPACTA	DWARF INKBERRY HOLLY	4' MIN.	B+B
TOE	5	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	4-5'	B+B
	17				
DECIDUOUS SHRUB(S)					
EAC	10	EUONYMUS ALATUS 'COMPACTUS'	DWARF WINGED EUONYMUS	30-36"	B+B
IVWR	6	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY HOLLY	30-36"	#5 CAN
SJLP	2	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" MIN.	#3 CAN
VOC	8	VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRYBUSH	30-36"	B+B
	26				
PERENNIAL(S)					
EP	27	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL.	CONTAINER
ISCB	23	IRIS SIBIRICA 'CAESAR'S BROTHER'	CAESAR'S BROTHER SIBERIAN IRIS	2 GAL.	CONTAINER
LM	12	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 PT.	CONTAINER
RFG	25	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM/BLACK-EYED SUSAN	2 GAL.	CONTAINER
	87				
ORNAMENTAL GRASS(ES)					
PVI	5	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	CONTAINER

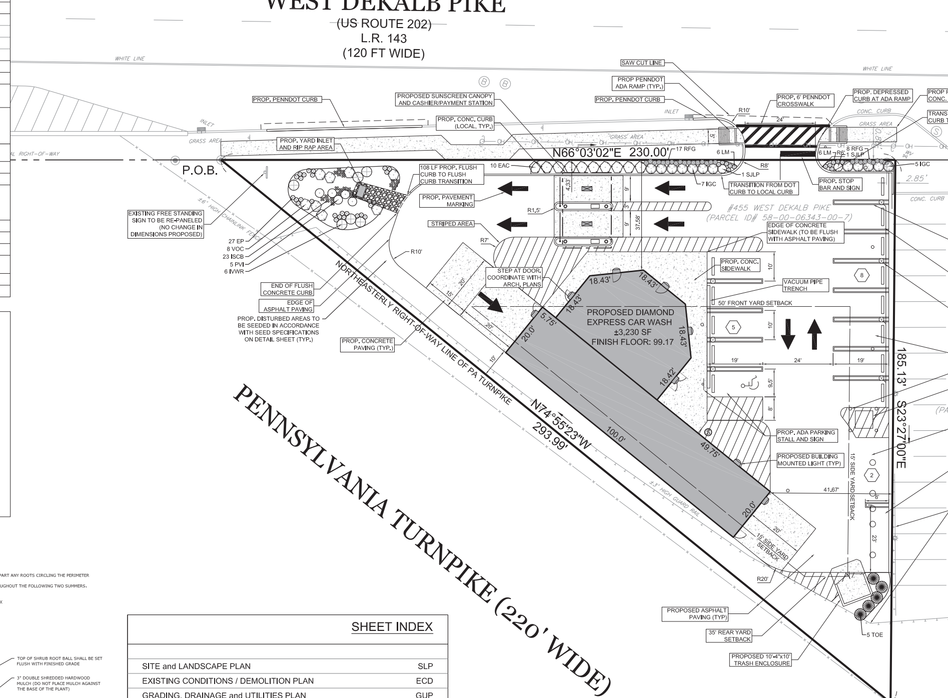
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

COMPLIANCE CHART
145-24.1: LANDSCAPING REQUIREMENTS

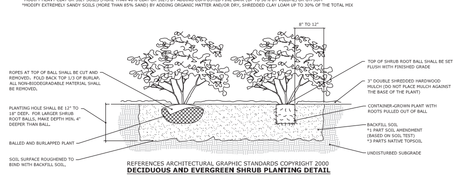
REQUIREMENTS	CALCULATIONS/PROPOSED	COMPLIANCE
D(2) ALL PARKING LOTS WITH 10 OR MORE STALLS SHALL BE LANDSCAPED ACCORDING TO THE FOLLOWING REGULATIONS: (A) 1 TREE FOR EVER 10 PARKING STALLS, NO MORE THAN 20 STALLS IN A CONTIGUOUS ROW	TOTAL PARKING STALLS: 15 REQUIRED: 1.5 OR 2 TREES PROPOSED: NONE	WAIVER
D(3) ALL PARKING LOTS SHALL BE SCREENED FROM PUBLIC ROADS AND FROM ADJACENT PROPERTIES AS REQUIRED IN SUBSECTION G.	REQUIRED: 30 UPRIGHT SHRUBS FOR EVERY 100'. PARKING LOT IS 38' WIDE (EXCLUDES DRIVEWAY), NEED 11.4 OR 12 SHRUBS AT 4' TALL PROPOSED: 12 IGC AT 4' TALL	COMPLIES
E(2) STREET TREES SHALL BE LOCATED BETWEEN THE ULTIMATE RIGHT-OF-WAY LINE AND BUILDING SETBACK LINE.	NO STREET TREES PROVIDED	WAIVER DUE TO OVERHEAD WIRES
F. STORMWATER BASINS AND ASSOCIATED FACILITIES. LANDSCAPING SHALL BE REQUIRED IN AND AROUND ALL STORMWATER MANAGEMENT BASINS.	WET-TOLERANT PLANTINGS PROVIDED THROUGHOUT RAIN GARDEN AREA.	COMPLIES
G(3)(C) THE BUFFER AREA SHALL BE A CONTINUOUS PERVIOUS PLANTING BED CONSISTING OF TALL CANOPY TREES, SMALL UNDERSTORY TREES, AND SHRUBS OR GROUND COVER.	GROUNDCOVER PROVIDED WITHIN BUFFER AREAS.	WAIVER FOR WIDTH OF BUFFER AREAS
G(4) THE FOLLOWING PROPOSED LAND USES AND SITE ELEMENTS SHALL BE SCREENED FROM OFF-SITE WITH SCREENING BUFFER PLANTINGS. (A) DUMPSTERS	TRASH ENCLOSURE SCREENED WITH EVERGREEN SHRUBS (TOE).	COMPLIES
H. ALL PROPOSED STRUCTURES SHALL INCORPORATE THE FOLLOWING MINIMUM PLANT MATERIALS IN THE LANDSCAPING AREAS ADJACENT TO THE PROPOSED STRUCTURE.	NO PLANTINGS PROVIDED AROUND BUILDING PERIMETER	WAIVER

SITE PLAN LEGEND

- PROPERTY LINE (PIQ)
- PROPERTY LINE (ADJOINERS)
- PROPERTY LINE (RIGHT OF WAY)
- BUILDING SETBACK LINE
- EXISTING OVERHEAD UTILITY SERVICE

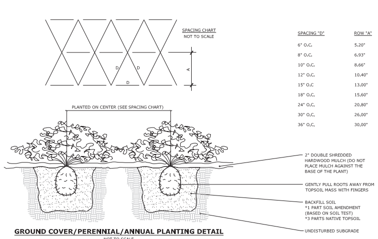


NOTES:
1. FOR CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   *MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   *MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   *MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   *MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



SPACING "D"	ROW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"

GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL
NOT TO SCALE

SHEET INDEX

SITE and LANDSCAPE PLAN	SLP
EXISTING CONDITIONS / DEMOLITION PLAN	ECD
GRADING, DRAINAGE and UTILITIES PLAN	GUP
LIGHTING PLAN	LP
EROSION and SEDIMENTATION CONTROL PLAN	ES
EROSION and SEDIMENTATION CONTROL NOTES and DETAILS	DE
DETAIL SHEET	DT.1
DETAIL SHEET	DT.2

CERTIFICATE FOR APPROVAL BY THE BOARD OF SUPERVISORS
AT A MEETING HELD ON ________________, 20 ____, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF UPPER MERION, BY RESOLUTION DULY ENACTED, APPROVED THE SUBDIVISION PLAN OF THE PROPERTY OF ________________________, AS SHOWN HEREON.

TOWNSHIP SUPERVISORS' SIGNATURES

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION
ON THIS, THE ___ DAY OF ____________, 20 ___ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ____________, WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THAT HE IS THE ____________ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT HIS/ITS DIRECTION, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS/ITS ACT AND PLAN ____________, AND THAT ALL STREETS AND OPEN SPACES, SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE ____________.

NOTARY PUBLIC OR OTHER OFFICER ____________ OWNER

MCPC NO. ____________

PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED ON THIS DATE ____________

FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION

TOWNSHIP ENGINEER CERTIFICATE
REVIEWED BY THE TOWNSHIP ENGINEER.

TOWNSHIP ENGINEER'S SIGNATURE

OWNER'S CERTIFICATE
I (WE), ____________
HAVE LAID OUT UPON MY (OUR) LAND, SITUATED IN THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY (OUR) HAND AND SEAL THIS ___ DAY OF ____________ 20 ___.

WITNESS ____________ OWNER

GRAPHIC SCALE
20 0 10 20 40 80
1 INCH = 20 FEET

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY.

SEAL

PROFESSIONAL LAND SURVEYOR SIGNATURE ____________ DATE

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP - CALL BEFORE YOU DIG!
WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF PENNSYLVANIA REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

RECORDER OF DEEDS - STAMP:
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA., IN PLAN BOOK NO. ______ PAGE NO. ______ ON ____________ 20 ___.

REV.	DATE	COMMENT	BY
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

K. MATTHEW RUTT, P.E.
PENNSYLVANIA LICENSE NO. 073433
NEW JERSEY LICENSE NO. 42952

NOT FOR CONSTRUCTION

PROJECT No: 130053
DRAWN BY: M L W
CHECKED BY: K M R
CAD I.D. #: 01 - SLP - 130053

LANDCORE
Engineering Consultants, P.C.
PHILADELPHIA, PA
8614 MONTGOMERY AVENUE
WYNDMOOR, PA 19038
PHONE 215-836-2510
LANCASTER, PA
1853 WILLIAM PENN WAY
P.O. BOX 10368
LANCASTER, PA 17605-0368
PHONE 717-672-0614
PITTSBURGH, PA
201 PENN CENTER BOULEVARD
SUITE 400
PITTSBURGH, PA 15235
PHONE 412-253-6569
PRINCETON, NJ
100 OVERLOOK CENTER
SUITE 200
PRINCETON, NJ 08540
PHONE 609-920-0268

PROJECT: CLJ REAL ESTATE, LLC
PROPOSED CAR WASH
455 WEST DEKALB PIKE
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

TITLE: SITE and LANDSCAPE PLAN

SCALE: (H) AS NOTED (V) -
DATE: 2013 . 10 . 11
SHEET: SLP
REV. No: 0

C:\DROPBOX\PROJECTS\2013\130053 - RHJ - UPPER MERION PA\DRAWINGS\00-SITE PLANS\01 - SLP - 130053-----LAYOUT: - SITE LNDSCP