UDR VALLEY FORGE PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

SITUATED IN:

UPPER MERION TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

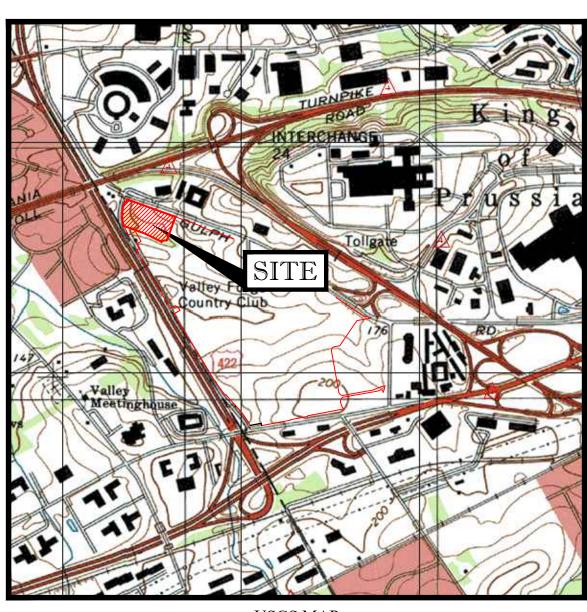
140 VALLEY GREEN LANE

TAX MAP PARCEL NUMBER: 58-00-17494-007

DEVELOPER / OWNER:

UDR VALLEY FORGE, LLC.

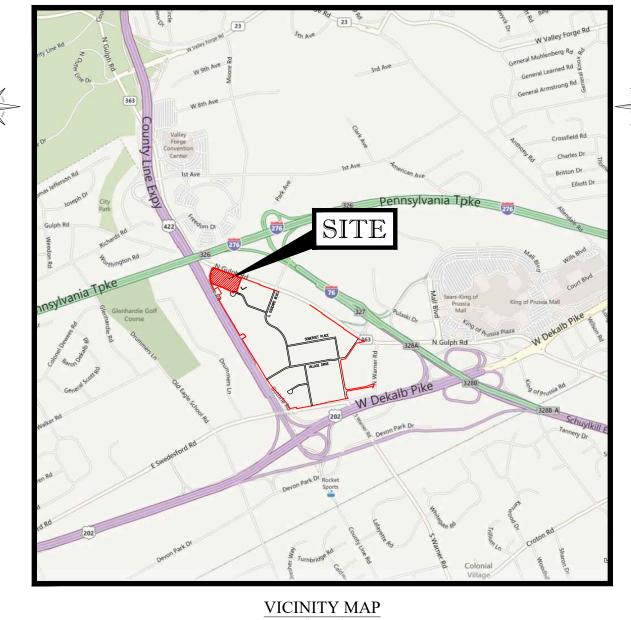
1745 SHEA CENTER DRIVE, SUITE 200 **HIGHLANDS RANCH, CO 80129**



USGS MAP (VALLEY FORGE QUAD)



LOCATION MAP



. LANDSCAPE PLAN C-008 .. . LANDSCAPE DETAILS .. LIGHTING PLAN C-009

C-010 STORM SEWER PROFILES ... STORM & SANITARY SEWER PROFILES

C-012 SOIL EROSION & SEDIMENT POLLUTION CONTROL (STAGE 1) PLAN ... SOIL EROSION & SEDIMENT POLLUTION CONTROL (STAGE 2) PLAN C-014 SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES & DETAILS C-015 SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS

C-016 DETAILS C-018 DETAILS

C-019 INLET DRAINAGE AREA PLAN C-020 POST-DEVELOPMENT DRAINAGE AREA PLAN ... POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN C-022 POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES

C-023 POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS VEHICLE CIRCULATION PLAN LIST OF DRAWINGS (TO BE RECORDED BY OTHERS)

.. SUBDIVISION PLAN

SHEETS C-001 THROUGH C-003 OF THIS PLAN SET WILL BE CONSIDERED A COMPLETE RECORD PLAN SET FOR FILING PURPOSES IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE.

NO REVIEW REQUIRED CERTIFIED FOR RECORDING DATE
For the Director
Montgomery County Planning Commission

COMMONWEALTH OF PENNSYLVANIA **COUNTY OF MONTGOMERY**

OWNER/CORPORATE CERTIFICATION

I DO HEREBY CERTIFY THAT UDR, INC. IS THE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED, PROPOSED TO BE DEVELOPED AND THAT IT DOES ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF DELAWARE

ON THE ______ DAY OF ______, A.D. 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HERSELF/HIMSELF TO BE ______. AND HE/SHE AS SUCH OFFICER BEING AUTHORIZED TO DO SO, HAS EXECUTED THE FOREGOING PLAN BY SIGNING HIS/HER NAME AS SUCH OFFICER.

IN WITNESS WHEREOF, I HEREUNDER SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC_____

MY COMMISSION EXPIRES_____

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE TOWNSHIP SUPERVISORS OF THE TOWNSHIP OF UPPER MERION THIS _____, A.D. 20__.

TOWNSHIP MANAGER

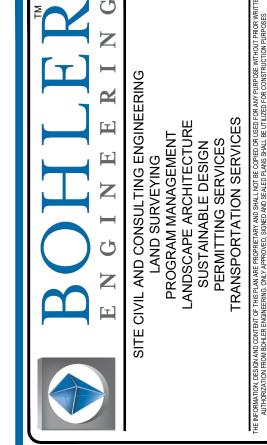
TOWNSHIP ENGINEER (REVIEWED BY)

SURVEYOR'S CERTIFICATION, BOUNDARY & TOPOGRAPHY

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HERON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE OF 1:10,000 OR BETTER.

JAMES C. WEED

PENNSYLAVANIA PROFESSIONAL LAND SURVEYOR No. SU075250



REVISIONS



YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

NOT APPROVED FOR CONSTRUCTION

AS NOTED

PP180268-DETAILS-3

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

UDR VALLEY FORGE, LLC

UDR VALLEY FORGE

140 VALLEY GREEN LANE **UPPER MERION TOWNSHIP** MONTGOMERY COUNTY, PA



1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401 www.BohlerEngineering.com

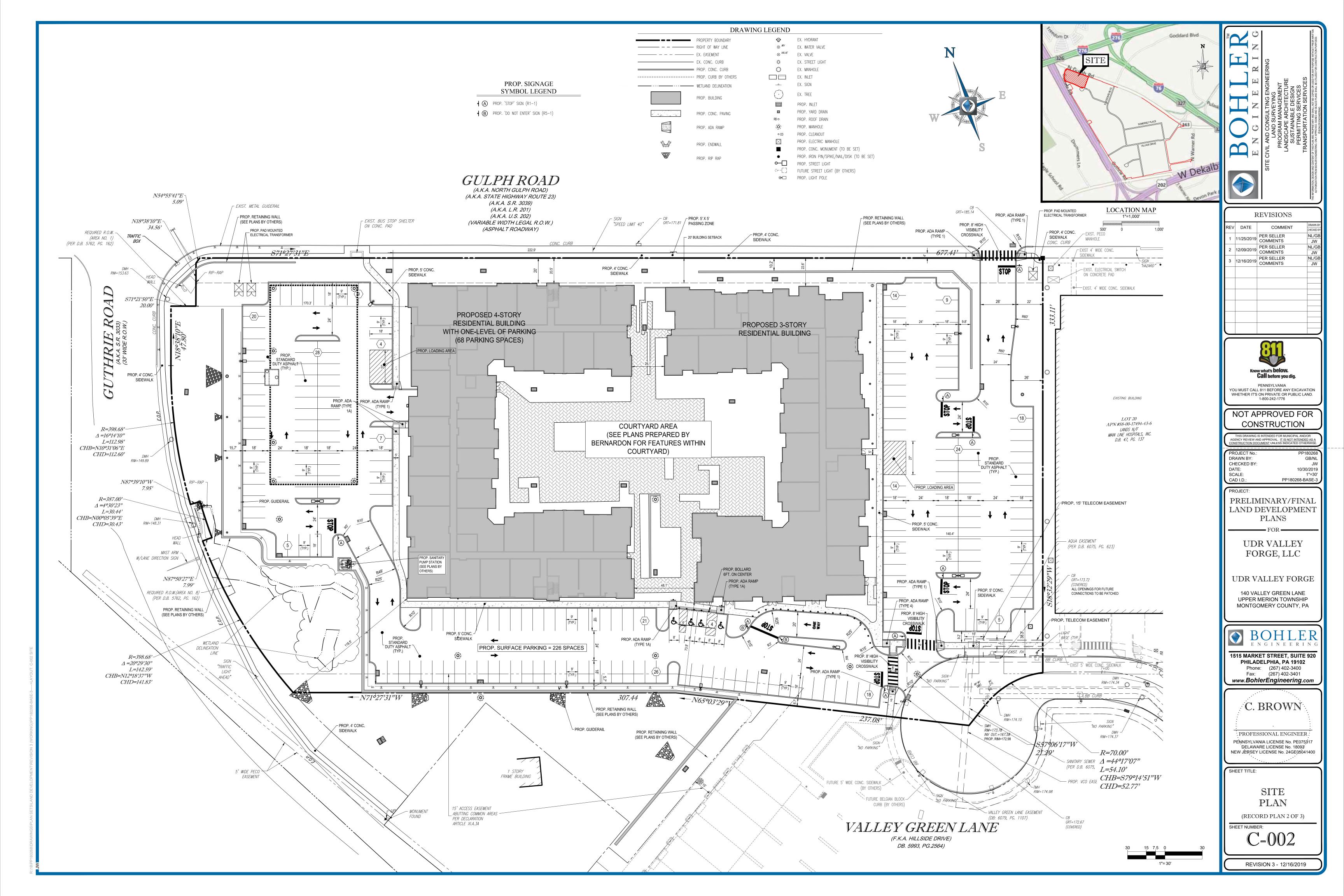


: PROFESSIONAL ENGINEER : PENNSYLVANIA LICENSE No. PE075317 DELAWARE LICENSE No. 18093 NEW JERSEY LICENSE No. 24GE05041400

COVER SHEET

(RECORD PLAN 1 OF 3)

REVISION 3 - 12/16/2019



GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

 CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 210 CHALFONT, PA 18914

 BERNARDON ARCHITECTURE ENTITLED: PARKING CONCEPTUAL PLANS PREPARED FOR: UDR VALLEY FORGE SHEET: 1 OF 1

FILE No.: 02-110165-31 DATED: 06-10-2019; LAST REVISED 11-18-2019

PREPARED FOR: UDR DEVELOPMENT

ENTITLED: ALTA/NSPS LAND TITLE SURVEY

COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

 BERNDARDON 1315 WALNUT STREET, SUITE 600

PHILADELPHIA, PA 1910 ENTITLED: UDR DEVELOPMENT PROJECT No.: 7082.00-19

DATED: 07-10-2019:

GEOTECHNICAL REPORT - "PRELIMINARY GEOTECHNICAL INVESTIGATION". PREPARED BY WHITESTONE ASSOCIATES, INC. DATED JUNE 10, 2019.

DATED: 11/21/2019

PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY

ELEVATIONS ARE REPUTED TO BE NAV88 DATUM, BASED ON MAG NAIL IN TURNPIKE PARKING AREA NORTH OF NORTH GULPH ROAD AT TOLL BOOTH INTERCHANGE, WITH COORDINATES N283539 9474 F2624698 8837 AND FLEVATION 192 60

- ON-SITE BENCHMARKS (FIVE) HAVE BEEN ESTABLISHED AS FOLLOWS: #1 - A DRILL HOLE ON HEADWALL AT THE EAST SIDE OF S. GODDARD BLVD. AT APPROX. STA 12+30 - COORDINATES N282780.2027, E2623845.7346, ELEV. 158.39 #2 - AN X-CUT ON FIRE HYDRANT NUT AT THE NORTH SIDE OF VILLAGE DRIVE AT APPROX. STA 1+75 - COORDINATES N282708,7452, E2625231,2745, ELEV, 191,22
- #3 PECO MH COVER AT SE CORNER OF VILLAGE DRIVE AND GUTHRIE ROAD COORDINATES N281846.53, E2623515.60, ELEV. 169.17 #4 - AN X-CUT ON FIRE HYDRANT NUT AT THE SOUTH SIDE OF SOMERSET PLACE AT APPROX. STA 8+50 - COORDINATES N:282731.16 E:2624688.6440. ELEV. 173.56

#5 - AN X-CUT ON FIRE HYDRANT NUT AT THE EAST SIDE OF S. GODDARD BLVD. AT APPROX. STA 4+45 - COORDINATES N:283333.7620 E:2623462.4520. Elev. 184.16

- 8. ALL ACCESSIBLE ADA PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM. THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seg. AND 42 U.S.C. § 4151 et seg.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE
- CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS 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 THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE
- OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS., SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES. REGULATIONS. STATUTORY REQUIREMENTS. CODES. LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EX. CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROP. WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER. THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL
-). CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
- 10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE LATEST CIVIL PLANS AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND BOHLER ENGINEERING, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EX.
- 11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EX. CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE)PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EX. CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EX. DAMAGE AND TO NOTIFY OWNER AND
- 15. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME
- 16. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME
- 17 BOHLER ENGINEERING WILL REVIEW 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 INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS
- 18 NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FLITLIRE OWNERS OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS 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, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY, BOHLER ENGINEERING 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 IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE FOR JOB SITE
- 19. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER. TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH THESE NOTES HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
- 20. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
- 21. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
- 22. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
- OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS. OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF
- 24. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION AND MATERIALS TO BE PER PENNDOT PUBLICATION 408 AND MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS
- 26. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO. THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- 27. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE. AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- 28. THIS PROJECT IS SUBJECT TO TERMS OF A SETTLEMENT BETWEEN OWNER AND TOWNSHIP, ANY CONFLICTS WITH OTHER RULES, ORDINANCES, ETC. SHALL BE RESOLVED IN THE FAVOR OF
- 29. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF DAMAGED STREET TREES AND ENSURING THAT THE TREE SPACING REQUIREMENTS OF THE SETTLEMENT AGREEMENT ARE MET.
- TRASH COLLECTION TO BE INSIDE BUILDING AND REMOVED BY A PRIVATE COLLECTION AND DISPOSAL COMPANY
- 31. ALL FREESTANDING OR BUILDING MOUNTED SIGNAGE SHALL COMPLY WITH SECTION 4.06 OF THE SETTLEMENT AGREEMENT

SITE DESIGN REQUIREMENTS REQUIREMENTS TAKEN FROM: MANUAL OF SITE DEVELOPMENT STANDARDS, DATED 3/21/06

REQUIREMENTS:

(NORTH GULPH ROAD)

MAX. BUILDING HEIGHT:

MAX. LOT COVERAGE (IMPERVIOUS):

REQUIRED MIN, COMMON OPEN SPACE:

PROP. USE: RESIDENTIAL (PERMITTED BY RIGHT)

	<u>REQUIRED</u>		PROVIDED	
MIN. LOT AREA:	N/A		238,488 S.F. / 5.47 AC.	
PROPOSED BUILDING FOOTAGE:	N/A		59,106 S.F.	
TOTAL GROSS BUILDING AREA (GBA):	N/A		240,109 S.F. (GBA)	
		WEST BUILDING	EAST BUILDING	TOTAL
GROSS FLOOR AREA (EXCLUDING GARAGE):	N/A	160,204 S.F.	79,905 .F.	240,109 S.F.
LEVEL 1:	N/A	31,981 S.F.	26,709 S.F.	58,690 S.F.
LEVEL 2:	N/A	31,995 S.F.	26,598 S.F.	58,593 S.F.
LEVEL 3:	N/A	31,995 S.F.	26,598 S.F.	58,593 S.F.
LEVEL 4:	N/A	31,995 S.F.	0 S.F.	31,995 S.F.
GARAGE (PARKING ONLY):	N/A	32,238 S.F.	0 S.F.	32,238 S.F.
MIN. FRONT YARD SETBACK:	20'		20.5'	

* NOTE: THERE ARE NO LOT COVERAGE AND OPEN SPACE REQUIREMENTS FOR INDIVIDUAL PARCELS; THE REQUIREMENTS APPLY TO THE ENTIRE 124 ACRE PROPERTY.

75%

320 FT. ABOVE SEA LEVEL***

20% (ENTIRE 124 Ac)*

71.15% (169.651 SF)

<320 FT ABOVE SEA LEVEL

37,72% (89,935 SF)

*** FOR EACH ADDITIONAL LINEAR FOOT OF BUILDING HEIGHT OVER 85 FEET ABOVE GRADE AN ADDITIONAL 400 SQUARE FEET OF COMMON OPEN SPACE OVER THE REQUIRED 20% SHALL BE PROVIDED. THE HEIGHTS OF BUILDINGS TO BE CONSTRUCTED IN THE TOWN CENTER DEVELOPMENT SHALL BE MEASURED BASED UPON THE MEAN ELEVATION AT THE BASE OF THE BUILDING TO THE MEAN ELEVATION OF THE ROOF OF THE BUILDING, EXCLUDING ANY PARAPET WALL AND ANY ELECTRICAL, MECHANICAL, OR ELEVATOR PENTHOUSE.

(REQUIREMENTS PER MANUAL OF SITE DEVELOPMENT STANDARDS SECTION 4.03.1.b)

RECOMMENDED: 19 - STUDIOS: (19 X 1.5 = 28.5 SPACES) 105 - ONE BEDROOM: (105 X 1.5 = 157.5 SPACES) 76 - TWO BEDROOM: (76 X 2.0 = 152 SPACES)

TOTAL RECOMMENDED = 338 SPACES

TOTAL SPACES PROVIDED = 294 SPACES****

SURFACE SPACES: 226 SPACES (INCLUDING 4 ADA SPACES) GARAGE SPACES: 68 SPACES (INCLUDING 4 ADA SPACES)

**** PURSUANT TO SETTLEMENT AGREEMENT SECTION 4.03, 276 PARKING SPACES (BASED ON A RATIO OF 1.38 SPACES PER UNIT) ARE PROPOSED BASED UPON THE SIZE OF THE SHARED PARKING ANALYSIS, DATED 6/13/19, PREPARED BY GLACKIN THOMAS PANZAK. (200 UNITS X 1.38 SPACES/UNIT = 276 SPACES)

GENERAL DEMOLITION NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY • CONTROL POINT ASSOCIATES, INC.
- 1600 MANOR DRIVE, SUITE 210 CHALFONT, PA 18914 ENTITLED: ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: UDR DEVELOPMENT FILE NO.: 02-110165-31
- SHEET: 2 OF 2 DATED: 06-10-2019; LAST REVISED 11-18-2019
- 2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
- 3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
- 4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL
- 5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, ONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL. STATE AND LOCAL
- 6. CONTRACTOR TO REPLACE EX. SIDEWALK AND CURB AS NECESSARY.
- 7. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

A OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT. SITE WORK AND DEMOLITION WORK

GENERAL GRADING & UTILITY NOTES

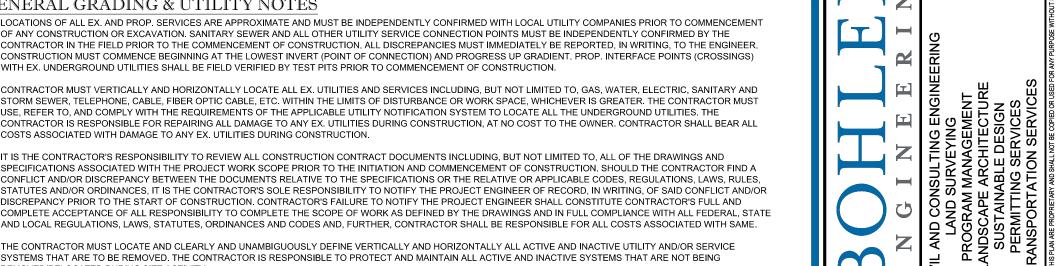
- 1. LOCATIONS OF ALL EX. AND PROP. SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT, PROP. INTERFACE POINTS (CROSSINGS) WITH EX. UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL EX. UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EX. UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL
- COSTS ASSOCIATED WITH DAMAGE TO ANY EX. UTILITIES DURING CONSTRUCTION. 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY RETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES. REQUIATIONS LAWS RULLES STATUTES AND/OR ORDINANCES. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR
- AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME. 4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY
- 5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EX. UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- 6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER
- 7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES. TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EX. UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER. IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
- 8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS, TESTING AND APPURTENANCE REQUIRED BY THE UTILITY COMPANY TO PROVIDE FULL AND COMPLETE, WORKING SERVICE, CONTRACTOR MUST CONTACT THE APPLICABLE UTILITY COMPANY TO CONFIRM THE SIZE AND TYPE OF WATER METER AND/OR VAULT, PRIOR TO COMMENCING
- 9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- 10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT FERENCED IN THIS PLAN SET. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. VERIEYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS. SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS. RULES. STATUTES, LAWS ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS, SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE OWNER LEARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE OWNER REQUIREMENTS AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- 11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE OWNER REQUIREMENTS AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL.
- 12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
- 13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EX. PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- 14. THE TOPS OF EX. MANHOLES, INLET STRUCTURES, UTILITY VALVES, AND SANITARY CLEANOUTS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROP. GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES
- 15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS HAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THESE PLANS, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
- 16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE. THE CONTRACTOR MUST EXTEND ALL LINES. INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THESE PLANS, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
- 17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF FX. TOPOGRAPHIC INFORMATION AND UTILITY INVERT FLEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONC. SURFACES; AND 1.5% IINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, THIS SHALL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.
- 18. PROP. TOP OF CURB ELEVATIONS ARE GENERALLY 7" ABOVE EX. LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
- 19. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS
- 20. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.
- 21. STORM DRAINAGE PIPE:
- a) LINI ESS INDICATED OTHERWISE ALL STORM SEWER PIPE MUST BE REINFORCED CONC. PIPE (RCP.) CLASS III WITH JOINTS, WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR
- WATERTIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE. b.) ALL STORM PIPES SHALL BE A MINIMUM OF 12" DIAMETER - EXCLUDES RAIN LEADERS AND YARD DRAINS
- c.) WATER-TIGHT GASKET JOINTS SHALL BE REQUIRED FOR ALL STORM PIPES PER ASTM D3212, ASTM D3312, AND AASHTO M294-13.
- 22. SANITARY SEWER MAIN MUST BE POLYVINYL CHLORIDE (PVC) SDR-26 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERALS MUST BE PVC SCHEDULE 40 OR PVC
- 23. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL.

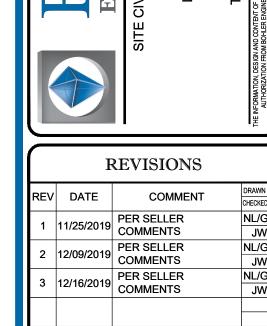
HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

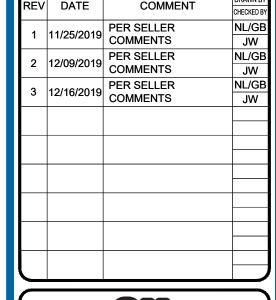
- 24. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY, AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY IF SLICH LATERAL SEPARATION IS NOT POSSIBLE. THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.
- 25. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE. THE SEWER MUST BE ENCASED IN CONC., OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER. ADEQUATE STRUCTURAL SUPPORT
- 26. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY ABSENCE OF SUCH REQUIREMENTS. WATER MAIN PIPING MUST BE CEMENT LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.

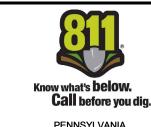
27. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EX. PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN

- ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AND ASTM AND AASHTO SPECIFICATIONS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME 28. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS,
- 29. CONTRACTOR TO PROTECT STREET LIGHTS DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR/REPLACE DAMAGED STREET LIGHTS, SITE LIGHTING
- 30. CONTRACTOR TO ENSURE THAT SLOPES FOR PROP. CONC. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1/4 INCH PER FOOT.
- 31. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ALL DEMOLITION AND GRADING WITHIN THE PADOT RIGHT-OF-WAY OF NORTH GULPH ROAD AND GUTHRIE ROAD.
- 32. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR AND/OR REPLACE ANY EXISTING LIGHTING CONDUIT THAT MAY BE DAMAGED OR REMOVED DURING CONSTRUCTION.









OU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776

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PRELIMINARY/FINAL LAND DEVELOPMENT

UDR VALLEY

FORGE, LLC

140 VALLEY GREEN LANE **UPPER MERION TOWNSHIP** MONTGOMERY COUNTY, PA

UDR VALLEY FORGE



1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401

www.BohlerEngineering.com

C. BROWN

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(RECORD PLAN 3 OF 3)

REVISION 3 - 12/16/2019