



SITE / RECORD PLAN GENERAL NOTES

1) THIS DRAWING REFERENCES:
A) ENTITLED: PARTIAL TOPOGRAPHIC SURVEY
PREPARED FOR: KIMCO / CLOVER MALL
PREPARED BY: CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
JOB: CP11305
DATED: 03-27-15

B) BLACK AND CLARK'S NATIONAL SURVEYORS NETWORK
PREPARED FOR: KIMCO/CLOVER PROJECT
DATED: MAY 10, 1998
LAST REVISED: MAY 23, 1999

C) PARTIAL TOPOGRAPHIC SURVEY: KIMCO/CLOVER MALL
PREPARED BY: CONTROL POINT ASSOCIATES
DATED: MARCH 27, 2015
LAST REVISED: APRIL 12, 2016

2) SPECIFIC RESOURCES, TECHNICAL REPORTS, DESIGN DOCUMENTS, EIAL RELATED TO THIS PROJECT ARE TO BE CONSIDERED PART OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THESE DOCUMENTS AND FAMILIARIZE HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.

3) ALL ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDWORK.

4) OWNER/APPLICANT: ROUTE 73 ASSOCIATES

5) PARCEL DATA: 66-00-06655-002

6) ALL ADJ. ACCESSIBLE PARKING, RAMPS, AND ACCESSIBLE ROUTES SPACES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS, AS AMENDED.

7) ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.

8) FEATURES TO BE REMOVED ARE NOTED (189).

9) 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.

10) 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 THE APPROPRIATE PARTIES. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSE-OUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.

11) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REFERENCED DOCUMENTS, AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

12) THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN 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 SOILS REPORT & PLANS, ETC.

13) THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

14) THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.

15) 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 REDONE DUE TO DIMENSIONS OR GRABES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

16) THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/LOADING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXISTING BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.

17) DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE & DISPOSE OF HAZARDOUS/UNSATURABLE MATERIAL, OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES & LAWS.

18) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

19) THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.

20) THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.

21) THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, SIDEWALK, CURB, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE. NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

22) ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS AND REFERENCED DOCUMENTS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

23) THE 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 SAME. CONTRACTOR RESPONSIBILITY FOR DETERMINING THE 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.

24) THE ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.

25) ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. (CGL) ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING PA, LLC. ITS SUB CONSULTANTS 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 BOHLER ENGINEERING PA, LLC 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 LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING PA, LLC AND ITS SUB CONSULTANTS 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.

26) NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING PA, LLC, NOR THE PRESENCE OF BOHLER ENGINEERING PA, LLC OR ITS EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCING, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING PA, LLC 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 JOB SITE SAFETY. BOHLER ENGINEERING PA, LLC SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

27) BOHLER ENGINEERING PA, LLC 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 IN THE 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. BOHLER ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT BOHLER ENGINEERING PA, LLC HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING PA, LLC SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING PA, LLC IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING PA, LLC SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

28) 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 THEREOF AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT 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.

29) THE SANITARY SEWER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.

30) NO STOCKPILING OF MAINTENANCE MATERIAL FOR DEICING OPERATIONS (I.E. SALT) OR LANDSCAPING OPERATIONS (I.E. MULCH OR TOPSOIL) MAY OCCUR WITHIN THE PARKING AREAS. THIS SHALL INCLUDE THE STORAGE OF MAINTENANCE EQUIPMENT THAT MAY BE ASSOCIATED WITH THE APPLICATION OF THE MATERIALS THROUGHOUT THE SITE.

31) THE FIRE MARSHAL RESERVES THE RIGHT TO ADD "NO PARKING BY ORDER OF FIRE MARSHAL" SIGNS AT A LATER DATE.

32) ALL PARKING SPACES SHALL BE PROVIDED WITH DOUBLE STRIPED SIDE LINES HAVING A MINIMUM SPACE OF FOUR (4) INCHES BETWEEN LINES.

33) THE TOWNSHIP RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES BY THE PROPERTY OWNER IF IT IS DETERMINED THAT FUTURE CONDITIONS WARRANT CHANGES TO MEET THE REQUIREMENTS AT ANY DRIVEWAY FOR SAFE STOPPING SIGHT DISTANCE.

34) NO PLANTINGS OR STRUCTURES SHOULD BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWER LATERALS.

PROPOSED SIGNAGE SYMBOL LEGEND

①	PROPOSED "STOP" SIGN (R1-1)
②	PROPOSED "DO NOT ENTER" SIGN (R6-1)
③	PROPOSED "RESERVED PARKING" SIGN (R7-8)
④	PROPOSED "VAN ACCESSIBLE" SIGN (R7-8B)
⑤	"RESERVED PARKING PENALTIES" SIGN (R7-8)

DRAWING LEGEND

	PROPERTY BOUNDARY
	LEGAL RIGHT OF WAY LINE
	PROPOSED CONCRETE CURB
	LIMIT OF DISTURBANCE/SAWCUT LINE
	LIMIT OF IMPROVEMENT AREA
	EXISTING TREELINE
	PROPOSED RETAINING WALL
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LIGHT POLE
	PROPOSED PARKING SPACE COUNT
	PROPOSED ROOF DRAIN
	PROPOSED CLEAN OUT
	PROPOSED CONCRETE PAVING
	PROPOSED NUMBER OF STEPS
	PROPOSED WHITE PAINTED DIRECTIONAL ARROW
	PROPOSED DRIVE THRU CAR STACKING
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE/LIGHT POLE
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING AREA LIGHT
	EXISTING SIGN
	EXISTING CATCH BASIN OR INLET
	EXISTING DECIDUOUS TREE & TRUNK SIZE
	EXISTING SHRUBS
	EXISTING PARKING SPACE COUNT
	EXISTING DEPRESSED CURB
	EXISTING SOLID WHITE LINE

LIST OF REQUESTED WAIVERS

- A WAIVER FROM §129.58 C (1) TO NOT PROVIDE EXISTING FEATURES WITHIN 400 FEET OF THE LAND TO BE DEVELOPED ON THE EXISTING FEATURES PLAN.
- A WAIVER FROM §129.21 C FOR STORM PIPES TO HAVE A DIAMETER OF 12 INCHES IN LIEU OF 18 INCHES.

BOHLER ENGINEERING

LAND SURVEYING, SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE
PERMITTING SERVICES, TRANSPORTATION SERVICES
SUSTAINABLE DESIGN

PHILADELPHIA, PA
BOSTON, MA
SEATTLE, WA
SOUTH BEACH, FL
NEW YORK, NY
NEW JERSEY

NORTHERN VIRGINIA
NORTH CAROLINA
PALESTINE, NC
CHARLOTTE, NC
REDFORD, MI
SOUTH FLORIDA

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REVISIONS

REV	DATE	COMMENT	BY
2	04/20/16	PER UPDATED SURVEY	GMR
3	07/20/16	PER TOWNSHIP REVIEW COMMENTS	MAM

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10
WORKING DAYS IN DESIGN
PHASE - 50' STOP CALL

PAI
1-800-242-1776

POCS SERIAL NUMBER
20160540883

PROJECT No: PP130051.03
DRAWN BY: GMR
CHECKED BY: GCC
DATE: 04/14/2016
AS NOTED
CAD I.D.: PP130051.03 BASE-3

PRELIMINARY/FINAL
LAND DEVELOPMENT
PLANS

FOR
**PROPOSED
COMMERCIAL
DEVELOPMENT**

BAKER PROPERTIES INC.

1301 SKIPPACK AVENUE
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PA

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PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE028272-E

SHEET TITLE:

SITE PLAN
(RECORD 3 OF 3)

SHEET NUMBER:
3
OF 14

REVISION 3