Cornerstone Consulting
Engineers & Architectural, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215 362 2600, Fax: 215 362 8400
1321 North New Street, Bethlehem, PA 18018
Phone: 610-865-3200, Fax: 610-865-6588
www.cornerstonenet.com

GENERAL NOTES

1. THIS PLAN REFERENCES A SURVEY PLAN BY: CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC.
213 WEST MAIN STREET
LANSDALE, PA 19446
PLAN ENTITLED: "PLAN OF SURVEY"
PLAN DATED: 2/15/04
LAST REVISED: 5/27/05

2. OWNER/APPLICANT: PHILADELPHIA SUBURBAN DEVELOPMENT CORPORATION
100 ROSS ROAD, SUITE 200
KING OF PRUSSIA, PA 19406

3. PROJECT LOCATION INFORMATION: T.M.P. 53-00-08496-00-1 BLOCK 005 UNIT 057
FORT FOOT ROAD AND TOMLINSON ROAD
TOWAMENCIN TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

4. ZONING INFORMATION: ZONING DISTRICT: LI – LIMITED INDUSTRIAL
EXISTING USE: I-10 WAREHOUSE (PERMITTED)
PROPOSED USE: I-10 WAREHOUSE (PERMITTED)
B-2 OFFICE (PERMITTED)

5. ZONING BULK AND AREA REQUIREMENTS:
CURRENT LI LIMITED INDUSTRIAL ZONING DISTRICT:

MINIMUM LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	3 AC	1,055,436 SF/24.23 AC	1,062,261 SF/24.39 AC (GROSS) 1,055,436 SF/24.23 AC (NET)
MIN. LOT WIDTH:	300 FT	1,080 FT	1,080 FT
MIN FRONT YARD	75 FT	144.1 FT	117.2 FT/303.7 FT
MIN SIDE YARD:	20 FT	301.8 FT	633.7 FT
MIN REAR YARD:	50 FT*(200 FT)	635.1 FT	456.0 FT
MAX BUILDING HEIGHT:	40 FT**	1 STORY	3 STORY
MAX BUILDING COVERAGE:	20%***(35%)	5.3%	6.4% (67,152 SF)
MAX IMPERVIOUS COVERAGE:	50%****(65%)	11.5%	26.7% (281,414 SF)
MAX FLOOR AREA RATIO:	70%	5.3%	27.6%
MIN PARKING/DRIVEWAY SETBACK:			
FRONT YARD:	10 FT	94.2 FT	75 FT
SIDE YARD:	50 FT*****	101.2 FT	74.8 FT
REAR YARD:	10 FT	635.1 FT	360.6 FT

* IF A YARD ABUTS A RESIDENTIAL ZONING DISTRICT THE YARD SHALL NOT BE LESS THAN 200 FT. IN DEPTH.
** THE ZONING HEARING BOARD MAY APPROVE A MAXIMUM HEIGHT OF 65 FT. FOR SUCH STRUCTURES AS WATER TOWERS. CHIMNEYS, STACKS, RADIO ANTENNAE AND TRANSMISSION TOWERS, PROVIDED FOR EVERY FOOT OF HEIGHT INCREASE THERE SHALL BE ONE FOOT ADDED TO EACH YARD REQUIREMENT.
*** AN ADDITIONAL 2.5% OF LOT AREA MAY BE OCCUPIED FOR EACH FULL ACRE OF FRACTION THEREOF IN EXCESS OF 3 ACRES, UP TO A MAXIMUM LOT COVERAGE OF 35% FOR A 9+ ACRE LOT.
**** IMPERVIOUS COVERAGE MAY BE INCREASED BY THE ABOVE CORRESPONDING PERCENTAGE, UP TO A MAXIMUM IMPERVIOUS COVERAGE OF 65%.
***** A LOT ABUTTING A RESIDENTIAL ZONING DISTRICT SHALL NOT HAVE PARKING WITHIN 50 FEET OF THE PROPERTY LINE.

6. PARKING REQUIREMENTS:

REQUIRED PARKING: WAREHOUSE USE = ONE (1) SPACE PER 1000 SF OF GFA PLUS ONE (1) SPACE PER VEHICLE STORED ON THE PREMISES.
OFFICE = ONE (1) SPACE PER 250 SF OF GFA.
WAREHOUSE USE: 32,963 SF OF GFA/1000 SF = 33 PARKING SPACES
OFFICE USE: 84,138 SF OF GFA/250 SF = 337 PARKING SPACES
TOTAL = 370 PARKING SPACES

PROPOSED PARKING: 511 TOTAL PARKING SPACES (INCLUDING 16 ACCESSIBLE SPACES AND 5 TRUCK SPACES)

7. PROPERTY IS LOCATED OUTSIDE THE 500 YEAR FLOOD PLAIN PER MAP ENTITLED "FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PANEL 139 OF 451" MAP NUMBER 42091C0139 E AREAS DETERMINED TO BE OUSIDE THE 500 YEAR FLOODPLAIN (EFFECTIVE DATE: DECEMBER 19, 1996.).

8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

9. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.

10. THE BUILDING FOOTPRINTS ARE CONCEPTUAL ONLY AND ESTABLISH BUILDING ENVELOPES IN WHICH THE FINAL BUILDING FOOTPRINTS WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINTS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE APPROVED RECORD PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED RECORD PLAN. ANY RESULTING MINOR MODIFICATIONS TO GRADING OR IMPERVIOUS COVERAGE SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP ENGINEER.

11. AT THE TIME OF SURVEY, A WETLAND ANALYSIS WAS NOT PERFORMED ON-SITE, HOWEVER, NO OBSERVABLE WETLANDS WERE FOUND.

12. PUBLIC WATER AND SEWER SYSTEMS ARE PROPOSED.

13. CONCRETE MONUMENTS SHOWN THUS SHALL BE PLACED WHERE INDICATED, IRON PINS SHOWN SHALL BE PLACED WHERE INDICATED. IN INSTANCES WHERE IRON PINS CANNOT BE SET AT LOT CORNERS DUE TO INLET OR MANHOLE STRUCTURE PLACEMENTS, A PERMANENT MARKING SHALL BE MADE ON SAID STRUCTURE FOR LOT DEEDS TO REFERENCE.

14. CONTRACTOR SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH ACTS 287, 172 AND 38 (AND ALL OTHER APPLICABLE AMENDMENTS), AS WELL AS CONFORM TO ALL APPLICABLE REGULATIONS OF SAID ACTS.

15. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE 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.

16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

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

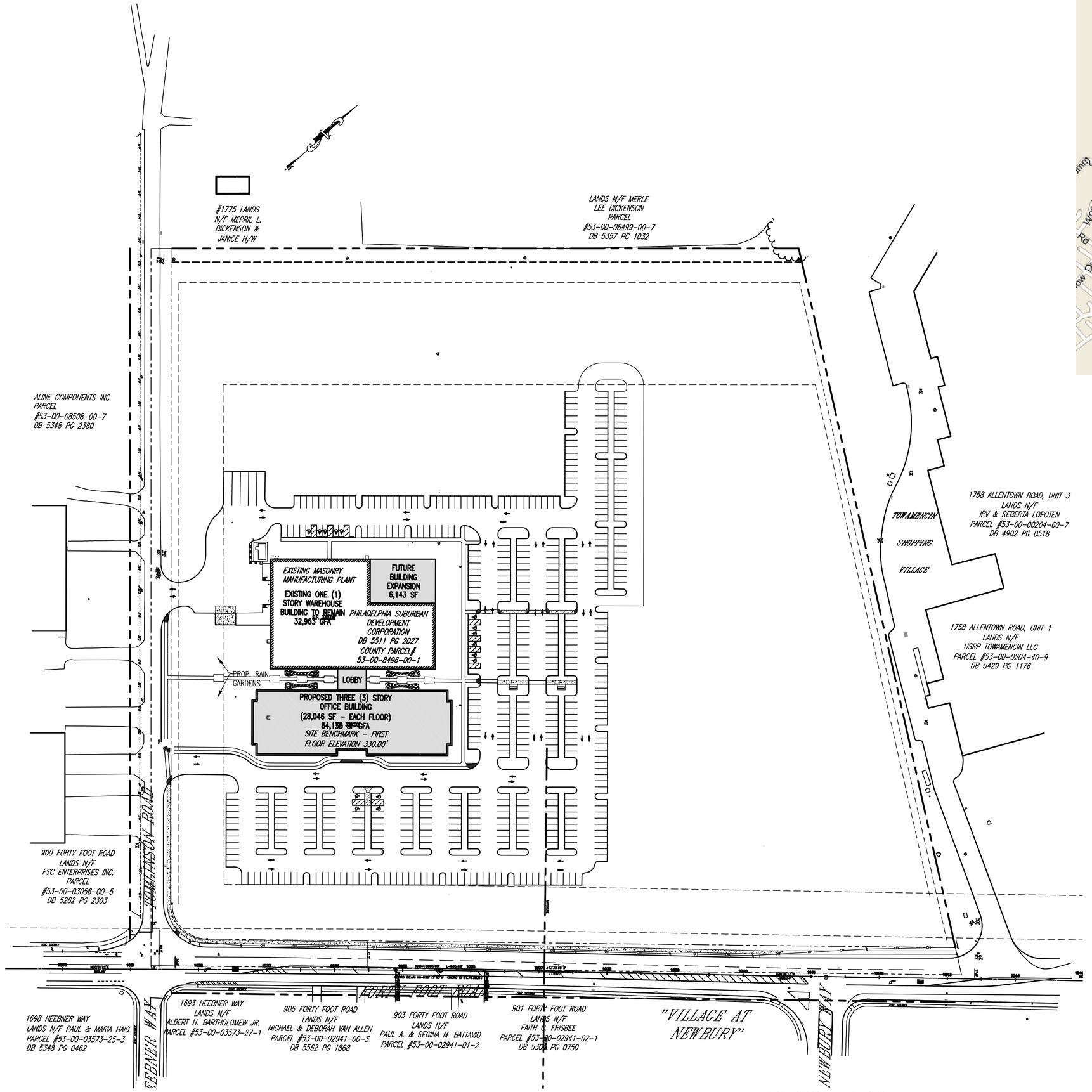
18. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

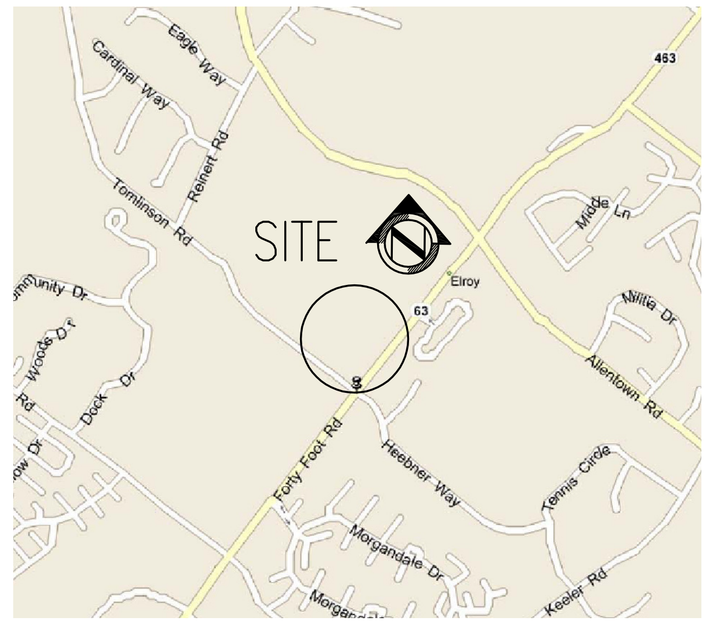
19. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

20. CONTRACTOR IS 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.

21. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYER'S LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME CORNERSTONE CONSULTING, INC., IT'S 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 CORNERSTONE CONSULTING, INC. WITH CERTIFICATES 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 CORNERSTONE CONSULTING, INC. AND IT SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUR OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

22. NEITHER THE PROFESSIONAL ACTIVITIES OF CORNERSTONE CONSULTING, INC., NOR THE PRESENCE OF CORNERSTONE CONSULTING, INC., 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 OR SAFETY PRECAUTIONS REQUIRED BY ANY 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. CORNERSTONE CONSULTING, INC. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.





LOCATION MAP
SCALE: 1"=1000'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

23. CORNERSTONE CONSULTING, INC. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE 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. CORNERSTONE CONSULTING'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 CORNERSTONE CONSULTING, INC. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. CORNERSTONE CONSULTING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF CORNERSTONE CONSULTING, INC. IN WRITING BY THE CONTRACTOR. CORNERSTONE CONSULTING, INC. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

24. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, CORNERSTONE CONSULTING, INC. 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. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT 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 AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

26. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OSHA 1970 GUIDELINES AND ALL RULES AND REGULATIONS THAT APPURTENANT.

27. NO DEBRIS OR TRASH SHALL BE BURIED ON SITE.

28. THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT WATER DETENTION BASIN, BASIN OUTLET STRUCTURES AND PIPES WHICH ARE LOCATED ON THEIR PROPERTY. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT TO ENTER THE LOT TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIEN THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.

APPROVAL / BLOCK

REVIEWED BY THE TOWAMENCIN TOWNSHIP ENGINEER.
THIS _____ DAY OF _____, 20__.

TOWNSHIP ENGINEER _____

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF TOWAMENCIN THIS _____ DAY OF _____, 20__.

_____ SECRETARY
_____ CHAIRMAN

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, MONTGOMERY COUNTY, PENNSYLVANIA IN THE PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20__.

MCPC No. _____

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

MONTGOMERY COUNTY PLANNING COMMISSION

OWNER'S STATEMENT

ON THIS, THE _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, _____ WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

OWNER'S OR AUTHORIZED CORPORATE OFFICERS' SIGNATURE

NOTARY PUBLIC _____

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE TOWAMENCIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

_____ DATE _____ SURVEYOR

WETLANDS CERTIFICATION

I DO HEREBY CERTIFY THAT THE DELINEATION OF THE WETLANDS SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE FINDINGS OF MY FIELD INVESTIGATION AND THAT I HAVE DETERMINED THESE LIMITS BASED UPON THE CORPS OF ENGINEER GUIDELINES.

_____ DATE _____ WETLAND EXPERT

PLAN PREPARER'S STATEMENT

I CERTIFY THAT THIS PLAN IS IN CONFORMITY WITH ZONING, BUILDING, SANITATION, SUBDIVISION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS. IN ANY INSTANCE WHERE SUCH PLANS DO NOT CONFORM, EVIDENCE HAS BEEN PRESENTED THAT AN EXCEPTION OR WAIVER HAS BEEN AUTHORIZED.

_____
JOHN B. ANDERSON, P.E. NO. PE055536

CLIENT DATA

REVISIONS

NO	DESCRIPTION	BY	DATE

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078
PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 SERIAL NUMBER STOP CALL BEFORE YOU DIG!
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

STEVEN N. BOKAS
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA LICENSE No. SU022379E

J.B. ANDERSON
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE-055536
MARYLAND LICENSE No. 29113
NEW JERSEY LICENSE No. GE45204

PROJECT LOCATION

TITLE
SITE PLAN
(RECORD PLAN 1 OF 3)

PROJ. #		DATE	
CAD ID:	07-0256	DRAWN BY	BDK
SCALE		CHK BY	KHF

SHEET 2 OF 34