

SITE DATA

THIS LAND DEVELOPMENT PLAN REFERENCES A SURVEY PREPARED BY
 BLUE MARSH ASSOCIATES, INC.
 PO BOX 563 - 2385 TABATHA DRIVE
 WASHINGTON, PENNSYLVANIA 18076-2370
 FILE NO. 20-04-04 / DATED 2020-03-11

OWNER / APPLICANT

608 GERMANTOWN PIKE ASSOCIATES, LLC
 P.O. BOX 145
 LAFAYETTE HILL, PENNSYLVANIA 19444

ZACHARY DILLOW
 226 WEST RITTENHOUSE SQUARE, APARTMENT 216
 PHILADELPHIA, PENNSYLVANIA 19103

PARCEL DATA

608 GERMANTOWN PIKE
 WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

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 WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

PAR ID 65-00-04579-00-3
 DEED BOOK 2851, PAGE NO. 285

PAR ID 65-00-04582-00-4
 DEED BOOK 8071, PAGE NO. 99

ZONED: VC-1 (VILLAGE COMMERCIAL DISTRICT 1)

EXISTING USE: MEDICAL OFFICE [CONDITIONAL USE]

PROPOSED USE: MEDICAL OFFICE [CONDITIONAL USE]
 APARTMENT BUILDING [CONDITIONAL USE]

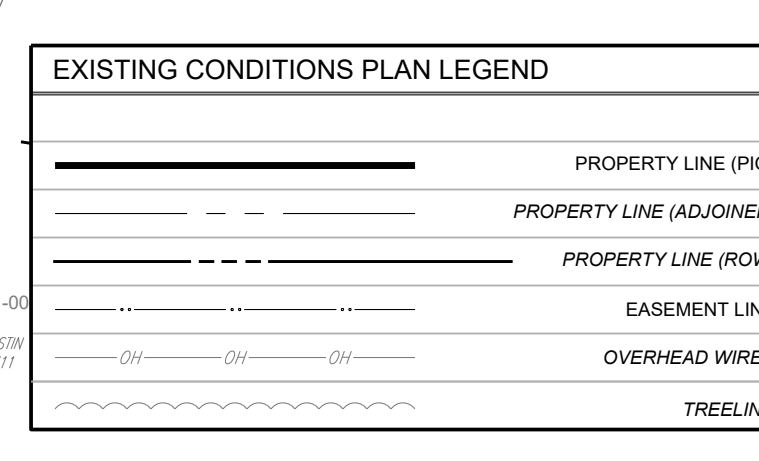
WATER PUBLIC: SANITARY SEWER PUBLIC

BULK REQUIREMENTS

	REQUIRED	EXISTING # 608	EXISTING # 606	PROPOSED
MINIMUM LOT AREA (SF)				
LOT AREA TO TITLE LINE	29,885	21,881	51,798	
LOT AREA EXCLUDING LEGAL ROW	29,821	21,817	51,736	
LOT AREA DEDICATED TO MEDICAL OFFICE	(NA)	(NA)	13,362	
LOT AREA FOR DENSITY CALCULATION (*)	(NA)	(NA)	38,276	
MINIMUM LOT AREA (AC)				
LOT AREA TO TITLE LINE	0.686	0.502	1.188	
LOT AREA EXCLUDING LEGAL ROW	0.685	0.501	1.185	
LOT AREA DEDICATED TO MEDICAL OFFICE	(NA)	(NA)	0.307	
LOT AREA FOR DENSITY CALCULATION (*)	(NA)	(NA)	0.879	
MINIMUM STREET FRONTAGE (FT)	50	56	55.88	111.88
MINIMUM LOT WIDTH (FT)	100	55.92 (EN)	55.8 (EN)	111.72
YARD SETBACKS				
MAXIMUM FRONT YARD (FT) (TO ULTIMATE ROW LINE)	10	20.61 (EN)	19.29 (EN)	#606: 9.29 #608: 10.91 (EN)
MINIMUM SIDE YARD (FT)	5	1.42 (EN)	2.83 (EN)	#606: 2.83 (EN) #608: 5.28
MINIMUM REAR YARD (FT)	5	231.55	304.05	285.45
MINIMUM RESIDENTIAL SIDE/REAR YARD (FT)	25	NA	2.83 (EN)	#606: 2.83 (EN)
MINIMUM BUILDING SEPARATION	15	34.61	(NA)	15
MAXIMUM IMPERVIOUS COVERAGE (CONDITIONAL USES)				
(%)	65	16.7%	50.1%	44.2%
(SF)	4,991	10,924	22,802	
MINIMUM LANDSCAPE COVERAGE				
(%)	35	83.3%	49.9%	55.8%
(SF)	24,830	10,893	28,836	
MAXIMUM BUILDING COVERAGE				
(%)	40	4.1%	7.6%	9.4%
(SF)	1,231	1,668	4,847	
MAXIMUM BUILDING FOOTPRINT (CONDITIONAL USE)				
(SF)	10,000 [1]	1,231	1,668	2,832
MAXIMUM BUILDING HEIGHT	42 FT / 3 STORIES	(TBD) / 3 STORIES	(TBD) / 3 STORIES	+ 42 / 3 STORIES
MAXIMUM BUILDING FAÇADE WIDTH (FT)	75	20.7	24.9	42
MAXIMUM APARTMENT DENSITY	8 DU/PER ACRE 1 / 8 = 0.125 Ac per UNIT	(NA)	(NA)	7 DU 379 / 7 = 0.126 Ac per UNIT

(*) AREA IS CALCULATED BY LOT AREA EXCLUDING LEGAL ROW MINUS MEDICAL OFFICE AREA
 [1] APPLIES ONLY TO A PRE-1940 BUILDING WITH PROPOSED ADDITION
 (NOTE) ALL CALCULATIONS USE THE LOT AREA EXCLUDING LEGAL ROW, EXCEPT THE DENSITY CALCULATION, WHICH USES THE LOT AREA FOR DENSITY CALCULATION AREA.

(V) VARIANCE REQUIRED | (EN) EXISTING NON-COMFORMANCE | (W) WAIVER REQUESTED |
 (TBD) TO BE DETERMINED | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED



GENERAL NOTES

- 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.
- 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.
- 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 DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, LOCAL, LAWS, REGULATIONS AND CODES SITE (CRUSHED STONE/CONCRETE CERTIFIED AND USED AS CLEAN FILL SHALL BE EXCLUDED).
- 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.
- 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.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL PROPOSED RADII ARE 5' UNLESS OTHERWISE NOTED.
- 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.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED, AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- 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.

PARKING REQUIREMENTS

MINIMUM PARKING STALL REQUIREMENT

REQUIREMENT	EXISTING	PROPOSED
EXISTING MEDICAL OFFICE	1 STALL PER 200 SF 2,830 SF / 200 = 14 STALLS REQ'D 16 STALLS PROVIDED	17 STALLS PROVIDED
RESIDENTIAL	2 STALLS PER DWELLING UNIT [2 x 7 UNITS = 14 REQ.]	15 STALLS PROVIDED
TOTAL (SHARED PARKING)	17 MEDICAL OFFICE SPACES + 14 RESIDENTIAL SPACES = 31 REQUIRED SPACES	32
MINIMUM STALL SIZE (FT)	9 x 18	9 x 18
MINIMUM AISLE WIDTH (FT)	24	28
MINIMUM PARKING SETBACKS		
FRONT YARD (FT)	10	>10 87.75
NON-RESIDENTIAL SIDE YARD (FT)	0	>0 14.83
REAR YARD (FT)	0	>0 102.91
FROM BUILDING (FT)	10	<10 10.17
FROM RESIDENTIAL PROPERTY (FT)	20	6.25 (EN) 14.64 (EN)

(V) VARIANCE REQUIRED | (EN) EXISTING NON-COMFORMANCE |
 (TBD) TO BE DETERMINED | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED

RECORD/SITE NOTES

- 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 SURVEYOR'S 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 SUCH 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 CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO ORDER AND/OR FABRICATION OF STRUCTURES AND MATERIALS; OR COMMENCEMENT WITH CONSTRUCTION ACTIVITIES.
- ALL WORK AND MATERIALS SHALL COMPLY WITH OR EXCEED ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES, AND OSHA STANDARDS.
- 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.
- 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, ETC. 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.
- 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. IF 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 ROUTES 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.
- STORMWATER MANAGEMENT FACILITIES:**
 - THE PROPOSED ON-SITE STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE APPLICANT, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
 - 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 HIGHWAY 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.
 - 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, FILL, LANDSCAPING OR VEGETATION WITHIN A STORMWATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH HAS THE EFFECT OF OR TO ANY DEGREE LIMITS OR INTENDS THE FUNCTIONING OF THE FACILITY OR EASEMENT IN ACCORDANCE WITH ITS DESIGN AND INTENDED FUNCTION.
- WATER / SEWER: THIS SITE SHALL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- 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.
- FLOODPLAIN: THE SITE DOES NOT LIE WITHIN THE FLOOD ZONING AS SHOWN ON A FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 42091003780, EFFECTIVE DATE MARCH 2, 2016.
- 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.
- MONUMENTATION NOTE: MONUMENTS AND MARKERS SHALL BE SET AT ALL PROPERTY BOUNDARY CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND AS INDICATED ON THESE PLANS. SUITABLE MARKERS SHALL BE SUBSTITUTED FOR MONUMENTS 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.
- RIGHT-OF-WAY DEDICATION: THE LAND BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY LINE IS HEREBY OFFERED FOR DEDICATION TO WHITEMARSH TOWNSHIP, CONDITIONED UPON THE APPROVAL BY THE BOARD OF SUPERVISORS FOR THE LOCATION OF THE EXISTING CLUMP FREE-STANDING SIGN WITHIN THE EXPANDED RIGHT-OF-WAY PURSUANT TO SECTION 116-24.C.

LANDCORE Engineering Consultants, P.C.
 PHILADELPHIA, PENNSYLVANIA 19104-9633
 PHONE 215.588.8637
 FAX 215.588.8637
 LANDCORECONSULTING.COM

PROPOSED APARTMENT ADDITION
 # 608 GERMANTOWN PIKE
 WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

APPLICANT: 608 & 608 GERMANTOWN PIKE ASSOCIATES, LLC
TITLE: SITE PLAN

DATE: 2021-06-30
REV. NO.: 02 of 16

SP 0

REGISTERED PROFESSIONAL ENGINEER
 D. ALEXANDER TWEEDE
 PENNSYLVANIA LICENSE NO. 019173

NOT FOR CONSTRUCTION

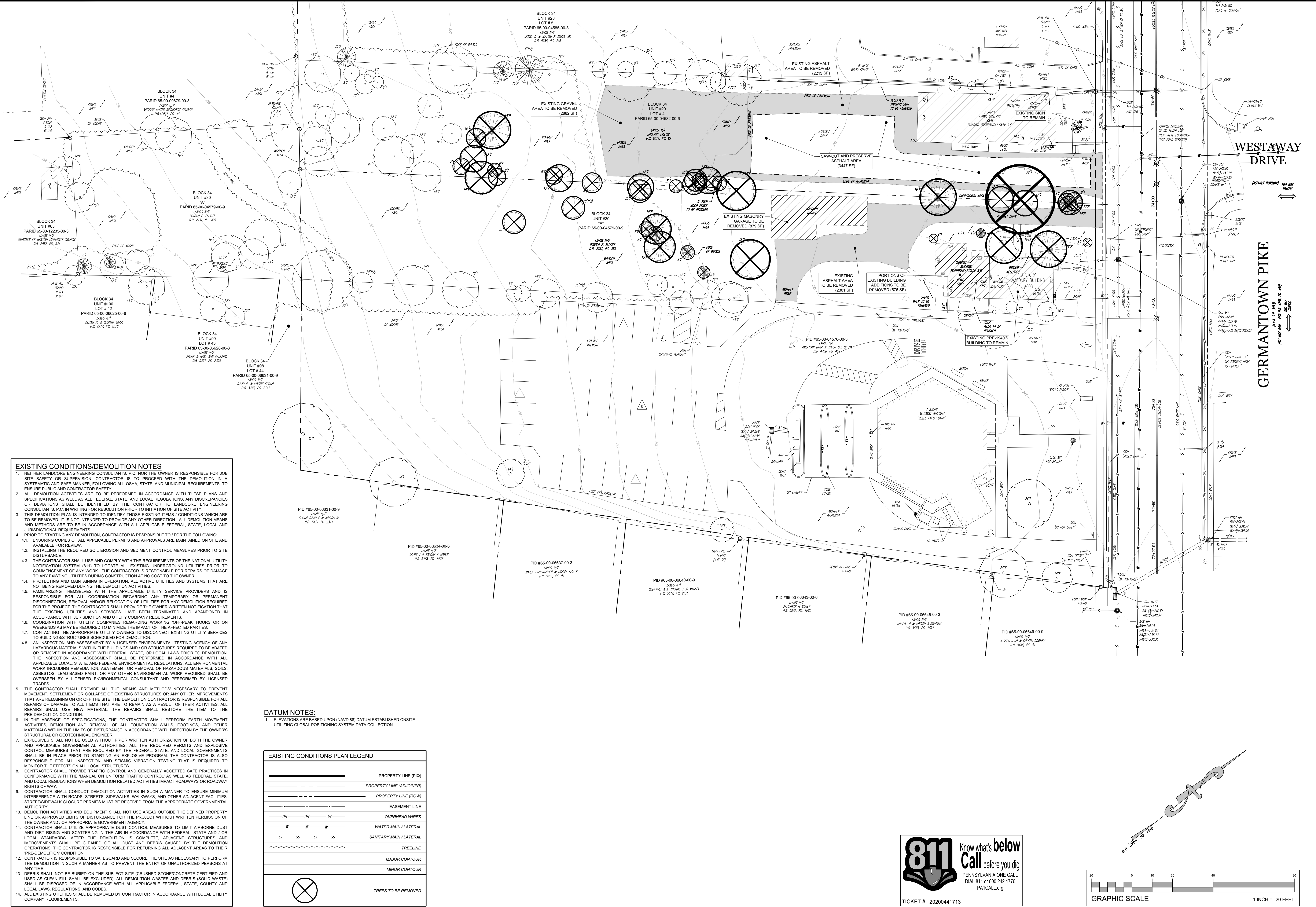
PROJECT NO.: 191014
 DRAWN BY: B. WINGGAST | JOB
 CHECKED BY: D. A. TWEEDE
 CAD ID #: 02 SP_190984

A

B

C

D



EXISTING CONDITIONS/DEMOLITION NOTES

- NEITHER LANDCORE ENGINEERING CONSULTANTS, P.C. NOR THE OWNER IS RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA, STATE, AND MUNICIPAL REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO LANDCORE ENGINEERING CONSULTANTS, P.C. IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS / CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE ANY OTHER DIRECTION. ALL DEMOLITION MEANS AND METHODS ARE TO BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, LOCAL AND JURISDICTIONAL REQUIREMENTS.
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE TO FOR THE FOLLOWING:
 - ENSURING COPIES OF ALL APPLICABLE PERMITS AND APPROVALS ARE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE NATIONAL UTILITY NOTIFICATION SYSTEM (811) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING THE DEMOLITION ACTIVITIES.
 - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDERS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING ANY TEMPORARY OR PERMANENT DISCONNECTION, REMOVAL AND/OR RELOCATION OF UTILITIES FOR ANY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT OF THE AFFECTED PARTIES.
 - CONTACTING THE APPROPRIATE UTILITY OWNERS TO DISCONNECT EXISTING UTILITY SERVICES TO BUILDINGS/STRUCTURES SCHEDULED FOR DEMOLITION.
 - AN INSPECTION AND ASSESSMENT BY A LICENSED ENVIRONMENTAL TESTING AGENCY OF ANY HAZARDOUS MATERIALS WITHIN THE BUILDINGS AND / OR STRUCTURES REQUIRED TO BE ABATED OR REMOVED IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL LAWS PRIOR TO DEMOLITION. THE INSPECTION AND ASSESSMENT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING REMEDIATION, ABATEMENT OR REMOVAL OF HAZARDOUS MATERIALS, SOILS, ASBESTOS, LEAD-BASED PAINT, OR ANY OTHER ENVIRONMENTAL WORK REQUIRED SHALL BE OVERSEEN BY A LICENSED ENVIRONMENTAL CONSULTANT AND PERFORMED BY LICENSED TRADES.
- THE CONTRACTOR SHALL PROVIDE ALL THE MEANS AND METHODS NECESSARY TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF EXISTING STRUCTURES OR ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF THE SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF THEIR ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN AUTHORIZATION OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS OF WAY.
- CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET/SIDEWALK CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE OR APPROVED LIMITS OF DISTURBANCE FOR THE PROJECT WITHOUT WRITTEN PERMISSION OF THE OWNER AND / OR APPROPRIATE GOVERNMENT AGENCY.
- CONTRACTOR SHALL UTILIZE APPROPRIATE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE AND / OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR PRE-DEMOLITION CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD AND SECURE THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE (CRUSHED STONE/CONCRETE CERTIFIED AND USED AS CLEAN FILL SHALL BE EXCLUDED). ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL LAWS, REGULATIONS, AND CODES.
- ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS.

DATUM NOTES:

- ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.

EXISTING CONDITIONS PLAN LEGEND

	PROPERTY LINE (PIO)
	PROPERTY LINE (ADJOINER)
	PROPERTY LINE (ROW)
	EASEMENT LINE
	OVERHEAD WIRES
	WATER MAIN / LATERAL
	SANITARY MAIN / LATERAL
	TREELINE
	MAJOR CONTOUR
	MINOR CONTOUR
	TREES TO BE REMOVED

WESTWAY DRIVE

GERMANTOWN PIKE

PROJECT: PROPOSED APARTMENT ADDITION
 # 688 GERMANTOWN PIKE
 WHITEHART TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

APPLICANT: 606 & 608 GERMANTOWN PIKE ASSOCIATES, LLC

TITLE: EXISTING RESOURCES AND SITE ANALYSIS & DEMOLITION PLAN

DATE: 2021-06-30
 SHEET: 03 of 16
 REV. NO: 0

REGISTERED PROFESSIONAL ENGINEER
 D. ALEXANDER TWEEDE
 PENNSYLVANIA LICENSE NO. 071973

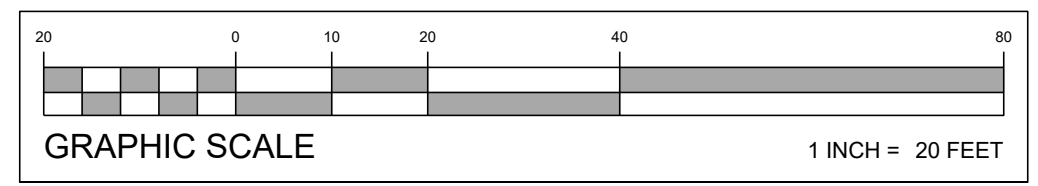
NOT FOR CONSTRUCTION

PROJECT NO: 190104
 DRAWN BY: B. INGEGAST | JOB
 CHECKED BY: D. A. TWEEDE
 CAD ID: 03 ERSAP_190084

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811 Know what's below
 Call before you dig
 PENNSYLVANIA ONE CALL
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TICKET #: 20200441713



D:\WORK\PROJECTS\2021\190084 - 608 GERMANTOWN PIKE ASSOC. - WHITEHART TOWNSHIP\190084_SITING\190084_SITING.dwg