

SITE / RECORD PLAN GENERAL NOTES

- THIS DRAWING REFERENCES:
 - PLANS ENTITLED: "ARBORCREST HILLCREST 1" PREPARED FOR: BLUEBELL INVESTMENT COMPANY, LP c/o CORPORATE OFFICE PROPERTIES TRUST PREPARED BY: CHAMBERS ASSOCIATES, INC. 405 E. LANCASTER AVENUE WYNNE, PA 19087-4202 JOB: 860-00108 DATED: 10-27-08 LAST REVISION: 3/2/09
- SPECIFIC RESOURCES, TECHNICAL REPORTS, DESIGN DOCUMENTS, ETAL 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.
- ALL ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK.
- OWNER/APPLICANT: BLUEBELL INVESTMENT COMPANY, LP c/o CORPORATE OFFICE PROPERTIES TRUST
- PARCEL DATA: 66-00-07766-00-7
- ALL A.D.A. ACCESSIBLE PARKING, RAMPS, AND ACCESSIBLE ROUTES SPACES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS, AS AMENDED.
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- FEATURES TO BE REMOVED ARE NOTED (TBR).

BMP ACKNOWLEDGEMENT

I HEREBY CERTIFY THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP.

WYNNE H. LINDEFFELTER, EXECUTIVE VICE PRESIDENT
CORPORATE OFFICE PROPERTIES HOLDING, INC.
GENERAL PARTNER OF BLUE BELL INVESTMENT COMPANY, L.P.

SITE DESIGN REQUIREMENTS

- REQUIREMENTS TAKEN FROM:
- THE WHITPAIN TOWNSHIP CHAPTER 160 ZONING ORDINANCE, ENACTED 4/7/2009, AS AMENDED.
 - THE WHITPAIN TOWNSHIP CHAPTER 129 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ENACTED 9/17/1954.
 - THE WHITPAIN TOWNSHIP CHAPTER 125 STORMWATER MANAGEMENT ORDINANCE.

REQUIRED	PROVIDED
MIN. LOT AREA:	2.00 AC. 54.51 AC. (2,374,279 SF)
MIN. DISTRICT AREA:	10.00 AC. 54.51 AC. (2,374,279 SF)
MIN. FRONT YARD SETBACK:	150.0' N/A
ADJACENT TO RESIDENTIAL DISTRICT:	89.2'
ADJACENT TO OTHER DISTRICTS:	89.2'
MIN. SIDE YARD SETBACK:	150.0'
AGGREGATE NOT LESS THAN:	185.4'
NEITHER SIDE NOT LESS THAN:	50.0'
ADJACENT TO A STREET:	100.0'
ADJACENT TO RESIDENTIAL DISTRICT:	150.0'
MIN. REAR YARD SETBACK:	50.0'
ADJACENT TO RESIDENTIAL DISTRICT:	697.5'
ADJACENT TO RESIDENTIAL DISTRICT:	195.9'
MIN. PARKING SETBACK TO RESIDENTIAL DISTRICT:	50.0'
ADJACENT TO RESIDENTIAL DISTRICT:	109.1'
MAX. BUILDING COVERAGE:	20.0%
ADJACENT TO RESIDENTIAL DISTRICT:	15.39% (365,513 SF)
MIN. GREEN AREA:	30.0%
ADJACENT TO RESIDENTIAL DISTRICT:	33.97% (806,508 SF)
MIN. PARKING GREEN AREA:	10.0%
ADJACENT TO RESIDENTIAL DISTRICT:	11.91% (95,682 SF)
MAX. BUILDING HEIGHT:	50.0'
ADJACENT TO RESIDENTIAL DISTRICT:	<50.0'
MAX. FLOOR AREA RATIO:	40%
ADJACENT TO RESIDENTIAL DISTRICT:	18.21% (432,350 SF)
MIN. SCREENING ADJACENT TO RESIDENTIAL DISTRICT:	50.0'
ADJACENT TO RESIDENTIAL DISTRICT:	109.1'

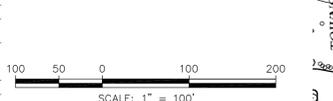
PARKING:
REQUIRED: 1 SPACE PER 250 SF OF TOTAL FLOOR AREA
PROVIDED:
HILLCREST I = 115,734 SF
115,734 / 250 = 462.94
PARKING SPACES = 463 (INCLUDING 10 ADA ACCESSIBLE & 24 LOW EMITTING/FUEL EFFICIENT VEHICLE SPACES)
ADA ACCESSIBLE SPACES:
REQUIRED = 9 SPACES
PROVIDED = 10 SPACES
LOW EMITTING/FUEL EFFICIENT VEHICLE SPACES:
463 SPACES x .05 = 23.15 = 24 SPACES

HILLCREST II = 316,616 SF
316,616 / 250 = 1,266.46
PARKING SPACES = 1,519 (INCLUDING 26 ADA ACCESSIBLE & 76 LOW EMITTING/FUEL EFFICIENT VEHICLE SPACES)
ADA ACCESSIBLE SPACES:
REQUIRED = 204 / 1100 SPACES (519) = 26 SPACES
PROVIDED = 25 SPACES
LOW EMITTING/FUEL EFFICIENT VEHICLE SPACES:
1,519 SPACES x .05 = 75.95 = 76 SPACES

ADDITIONAL GREEN AREA FOR 9' WIDE PARKING SPACES:
15 SQ.FT. / PARKING SPACE SHOULD BE DEVOTED TO THE GREEN AREA:
1,982 X 15 = 29,730 SQ.FT.
29,730 / 2,374,279 = 1.25%

DRAWING LEGEND

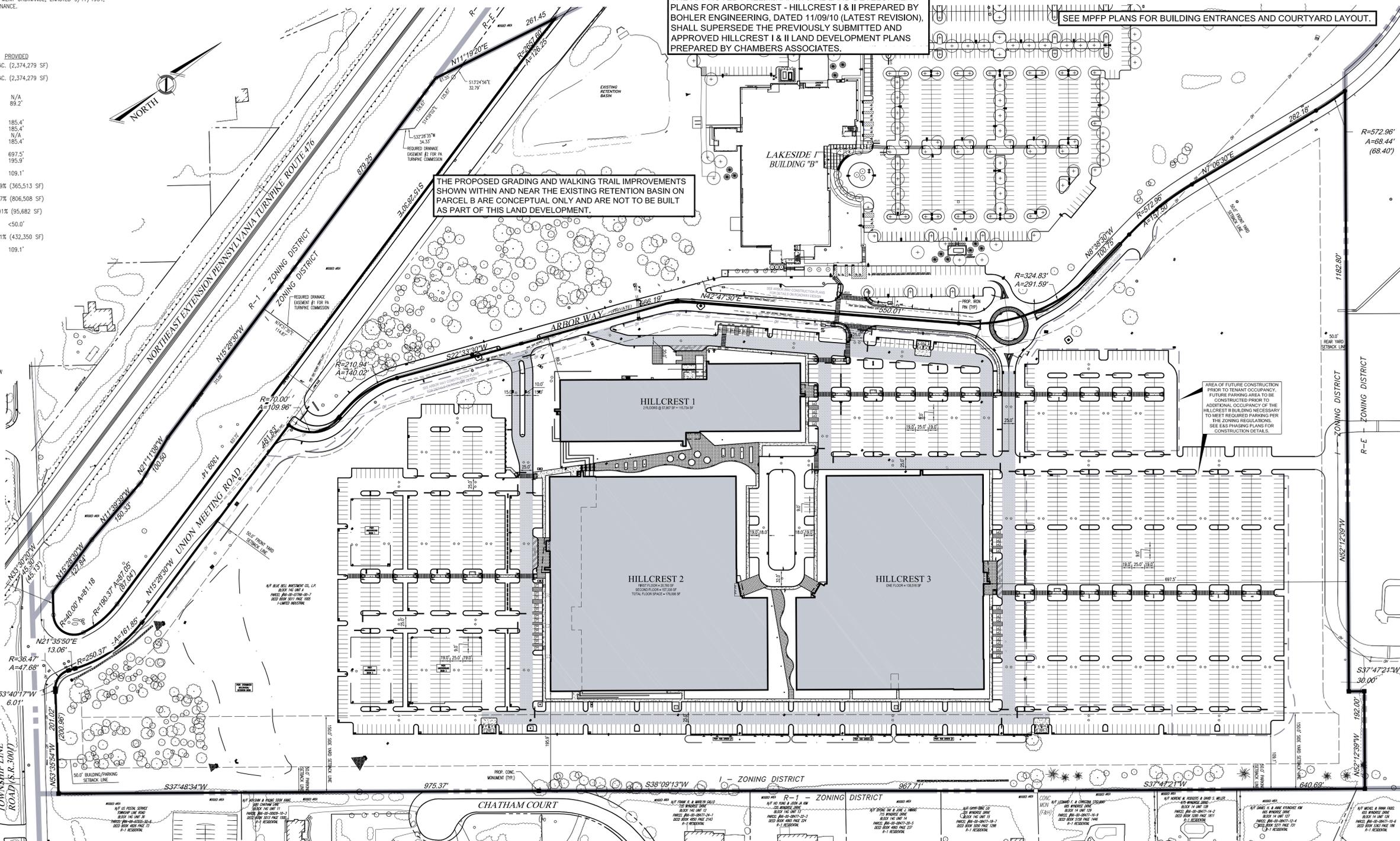
- PROPOSED CONCRETE MONUMENT
- PROPOSED IRON PIN
- EXISTING CONCRETE MONUMENT
- PROPERTY BOUNDARY
- - - ZONING BOUNDARY LINE
- - - PHASE BOUNDARY LINE
- - - LIMIT OF WATER / CENTER OF STREAM
- PROPOSED SIGN
- PROPOSED STREET LIGHT
- PROPOSED ADA CURB RAMP SYMBOL (SEE DETAIL)
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING UTILITY POLE
- PROPOSED EASEMENT (TYPE AS NOTED)
- PROPOSED STANDARD PAVEMENT (SEE DETAIL)
- PROPOSED HEAVY DUTY PAVEMENT (SEE DETAIL)



- 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.
- 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 TO COORDINATE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSE-OUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REFERENCED DOCUMENTS, AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- 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.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- 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.
- NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, INC. NOR THE PRESENCE OF BOHLER ENGINEERING, INC. OR ITS EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF HIS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING, INC. AND ITS PROFESSIONALS 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, INC. SHALL BE IDENTIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONALLY INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- BOHLER ENGINEERING, INC. 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, INC. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING, INC. IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING, INC. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.

- THE 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. 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.
- 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.
- 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 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.
- THE ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.
- 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, INC. 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, INC. 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, INC. 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.
- NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, INC. NOR THE PRESENCE OF BOHLER ENGINEERING, INC. OR ITS EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF HIS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING, INC. AND ITS PROFESSIONALS 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, INC. SHALL BE IDENTIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONALLY INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- BOHLER ENGINEERING, INC. 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, INC. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING, INC. IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING, INC. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

- 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 CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- THE SANITARY SEWER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE LANDSCAPING SHALL BE MAINTAINED TO NOT OBSTRUCT THE VIEW OF DRIVERS EXITING OR ENTERING DRIVEWAYS ON THESE PLANS TO SAFELY MANEUVER WITHIN THE REQUIREMENTS OF SAFE STOPPING SIGHT DISTANCE. LANDSCAPING ALONG ARBOR WAY AND ITS MEDIANS THAT ARE WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE MAINTAINED AT A HEIGHT NO GREATER THAN THREE FEET OR WITH A TREE CANOPY NO LOWER THAN SIX FEET.
- NO STOCKPILING OF MAINTENANCE MATERIAL FOR BEING 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.
- THE FIRE MARSHAL RESERVES THE RIGHT TO ADD "NO PARKING BY ORDER OF FIRE MARSHALL" SIGNS AT A LATER DATE.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- ALL NINE (9) FT. WIDE PARKING SPACES SHALL BE PROVIDED WITH DOUBLE STRIPPED SIDE LINES HAVING A MINIMUM SPACE OF FOUR (4) INCHES BETWEEN LINES.
- NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE SANITARY SEWER OR STORM SEWER EASEMENTS OR WITHIN TEN FEET OF THE SANITARY SEWER MAINS OR LATERALS.
- 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.
- THE APPLICANT IS AWARE THAT THE PROPOSED AESTHETIC IMPROVEMENTS ALONG ARBOR WAY ARE POTENTIALLY OF A TEMPORARY NATURE AND THE APPLICANT BEARS THE RISK THAT THE IMPROVEMENTS ARE SUBJECT TO CHANGE AS PART OF THE MASTER PLAN OF DEVELOPMENT FOR ARBORCREST.
- PHASES 1A, 1B, 2A, AND 2B HAVE RECEIVED FINAL LAND DEVELOPMENT APPROVAL FROM WHITPAIN TOWNSHIP. HOWEVER, NO BUILDING PERMITS SHALL BE ISSUED AND NO CONSTRUCTION OR FURTHER IMPROVEMENTS IN PHASES 2A, 2B AND 3 OR LATER SHALL TAKE PLACE UNTIL SUCH TIME AS DEVELOPER HAS EXECUTED APPROPRIATE LAND DEVELOPMENT AND FINANCIAL SECURITY AGREEMENTS WITH WHITPAIN TOWNSHIP AND POSTED FINANCIAL SECURITY PURSUANT THERETO.
- IN THE EVENT THAT THE OWNER/DEVELOPER (1) CONVERTS THE TRACT TO CONDOMINIUMS AND CONVEYS A UNIT; (2) SUBDIVIDES THE TRACT AND CONVEYS ANY SUBDIVIDED PARCEL TO A THIRD PARTY; OR (3) PERMITS ANY THIRD-PARTY TO CONNECT TO THE SANITARY SEWER FACILITIES INSTALLED TO SERVICE THE TRACT, THEN THESE PORTIONS OF THE SANITARY SEWER FACILITIES TO BE USED IN COMMON WHICH ARE DEEMED NECESSARY FOR THE PROPOSED OPERATION OF THE TOWNSHIP SEWER SYSTEM SHALL BE DEDICATED BY THE OWNER/DEVELOPER TO THE TOWNSHIP.
- HILLCREST BUILDINGS I & II ARE ANTICIPATED TO GENERATE 67,850 GPD OF SANITARY SEWAGE FLOW. THIS FLOW RATE WAS CALCULATED UTILIZING THE TOWNSHIP'S REQUIREMENT OF 0.6 ECU/1,000 SF OF GROSS FLOOR AREA, AND 1 ECU = 230 GPD.



BOHLER ENGINEERING

CORPORATE OFFICE: WARREN, NJ

CIVIL & CONSULTING ENGINEERS SURVEYORS

PROJECT MANAGERS

ENVIRONMENTAL CONSULTANTS

LANDSCAPE ARCHITECTS

OFFICES: BOSTON, MA; CHICAGO, IL; HARTFORD, CT; PHILADELPHIA, PA; PITTSBURGH, PA; RICHMOND, VA; WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
3	3/11/11	PER MCCD REVIEW COMMENTS	JHT
4	4/06/11	PER WVP, ENG. REVIEW COMMENTS	JHT
5	4/25/11	PER MCCD REVIEW COMMENTS	JHT
6	5/31/11	PER MCCD REVIEW COMMENTS	JHT
7	6/27/11	PER TWP. ENG. REVIEW COMMENTS	JHT
8	8/4/11	PER TWP. SAN. SEWER COMMENTS	JHT
9	10/11/11	PER CONSTRUCTION REVISIONS	JHT
10	2/3/12	PER BUILDING DESIGN REVISION	JHT

CALL BEFORE YOU DIG!

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

PA1

POCS SERIAL NUMBER: 2605775

1-800-242-1776

APPROVED FOR CONSTRUCTION

PROJECT No.: P101133
DRAWN BY: JHT
CHECKED BY: WRR
DATE: 2010.11.09
SCALE: 1"=100'
CAD ID.: P101133OVERALL-10

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR ARBORCREST HILLCREST I - III

BLUE BELL INVESTMENT COMPANY, LP c/o CORPORATE OFFICE PROPERTIES TRUST

751 ARBOR WAY
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PA

BOHLER ENGINEERING

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W.R. REARDEN

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE073243

SHEET TITLE:

OVERALL RECORD PLAN (RECORD 2 OF 6)

SHEET NUMBER:

2

OF 96

REVISION 10 - 2012.02.03