

ARBORCREST WOODLANDS I

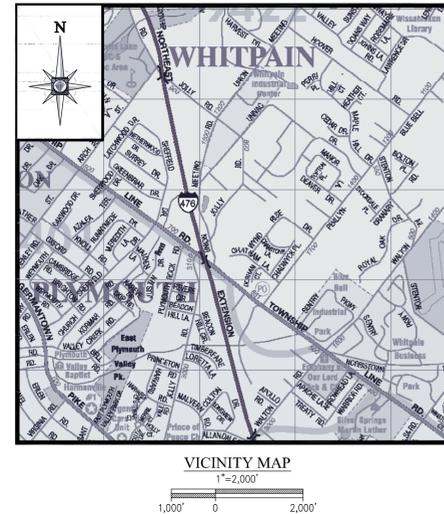
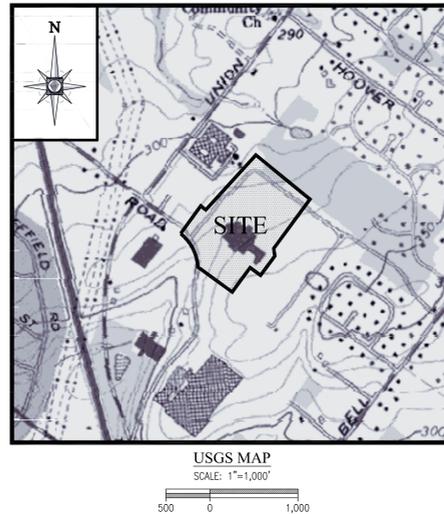
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

SITUATED IN:
PARCEL 'C'
785 ARBOR WAY (FORMERLY JOLLY ROAD)
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
T.M.P. # 66-00-05130-00-6

DEVELOPED BY:
BLUE BELL INVESTMENT COMPANY, L.P.

SHEET	DESCRIPTION
1	COVER SHEET
2	OVERALL RECORD PLAN
3-4	SITE PLANS
5	OVERALL EXISTING CONDITIONS PLAN
6	OVERALL GRADING & UTILITY PLAN
7-8	GRADING & UTILITY PLANS
9	UTILITY PROFILES
10	OVERALL EROSION & SEDIMENT POLLUTION CONTROL PLAN
11-12	EROSION & SEDIMENT POLLUTION CONTROL PLANS
13	EROSION & SEDIMENT POLLUTION CONTROL NOTES
14	EROSION & SEDIMENT POLLUTION CONTROL DETAILS
15	LIGHTING PLAN
16	FIRE SUPPRESSION PLAN
17	GREEN AREA PLAN
18-19	DETAILS
20	PRE-DEVELOPMENT DRAINAGE AREA PLAN
21	POST-DEVELOPMENT DRAINAGE AREA PLAN
22	INLET DRAINAGE AREA PLAN
23	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
24	POST CONSTRUCTION SMM DETAILS

NOTE:
 SHEETS 1 THROUGH 4 & 23 & 24 OF THIS PLAN SET WILL
 BE CONSIDERED A COMPLETE RECORD PLAN SET FOR FILING
 PURPOSES IN THE MONTGOMERY COUNTY RECORDER OF
 DEEDS OFFICE.



LIST OF DESIGN WAIVERS REQUESTED FROM THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS:

- A WAIVER FROM SECTION 129-57(B) OF THE WHITPAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO ALLOW THE GRADING & UTILITY PLANS TO BE AT A SCALE OF 1 INCH = 50 FT.

WHITPAIN TOWNSHIP CERTIFICATIONS:

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS
 DAY OF _____, 20__

SECRETARY
 WHITPAIN TOWNSHIP
 PLANNING COMMISSION

APPROVED BY THE TOWNSHIP ENGINEER
 ON THE DAY OF _____, 20__

TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS
 DAY OF _____, 20__

CHAIRMAN

SECRETARY

OWNER CERTIFICATIONS:

I HEREBY CERTIFY THAT BLUE BELL INVESTMENT COMPANY, L.P., BY
 CORPORATE OFFICE PROPERTIES HOLDING, INC. IS THE DEVELOPER OF THE LAND HEREIN
 SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

WAYNE H. LINGAFELTER, EXECUTIVE VICE PRESIDENT _____ DATE _____
 CORPORATE OFFICE PROPERTIES HOLDING, INC.,
 GENERAL PARTNER OF BLUE BELL INVESTMENT COMPANY, L.P.

I HEREBY CERTIFY THE WORK DESCRIBED ON THIS DRAWING WILL BE
 CONSTRUCTED AS SHOWN AND ANY CONSTRUCTION CHANGES SHALL HAVE THE
 PRIOR WRITTEN APPROVAL OF THE TOWNSHIP ENGINEER.

WAYNE H. LINGAFELTER, EXECUTIVE VICE PRESIDENT _____ DATE _____
 CORPORATE OFFICE PROPERTIES HOLDING, INC.,
 GENERAL PARTNER OF BLUE BELL INVESTMENT COMPANY, L.P.

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY

ON THIS _____ DAY OF _____, 2014, BEFORE ME THE
 UNDERSIGNED OFFICER, PERSONALLY APPEARED WAYNE H. LINGAFELTER WHO
 ACKNOWLEDGED HIMSELF TO BE THE EXECUTIVE VICE PRESIDENT OF CORPORATE
 OFFICE PROPERTIES HOLDING, INC., THE GENERAL PARTNER OF BLUE BELL
 INVESTMENT COMPANY, L.P., AND THAT HE, BEING AUTHORIZED TO DO SO, EXECUTED
 THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

BLUE BELL INVESTMENT COMPANY, L.P.
 BY: CORPORATE OFFICE PROPERTIES HOLDING, INC., ITS GENERAL PARTNER
 BY: WAYNE H. LINGAFELTER, EXECUTIVE VICE PRESIDENT

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

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____, 20__

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME,
 THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL
 DIMENSIONAL DETAILS ARE CORRECT.

DATE _____ JAMES F. HENRY, P.L.S.
 PENNSYLVANIA PROFESSIONAL
 LAND SURVEYOR NO. SU-056807

(SEAL)

COUNTY CERTIFICATION:

RECORDED THIS _____ DAY OF _____, 20__
 IN THE OFFICE FOR THE RECORDER OF DEEDS, ETC., IN AND FOR THE COUNTY
 OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____
 D.B. NO. _____ PAGE _____

RECORDER
 MCPC No. 04-0462-002

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

BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT LAND SURVEYING
 LAND DEVELOPMENT ENGINEERING
 TRANSPORTATION SERVICES PERMITTING SERVICES
 NEW JERSEY - CORPORATE
 PHILADELPHIA
 PITTSBURGH
 RICHMOND
 WASHINGTON DC
 WYOMING

REVISIONS			
REV	DATE	COMMENT	BY

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10
 WORKING DAYS IN DESIGN
 STAGE - STOP CALL
 PA1
 1-800-242-1776
 POC'S SERIAL NUMBER _____

**NOT APPROVED FOR
 CONSTRUCTION**

PROJECT No.: PC141279
 DRAWN BY: JHT
 CHECKED BY: WRR
 DATE: 2/4/2015
 SCALE: AS NOTED
 CAD ID: PC141279DETAILS-0

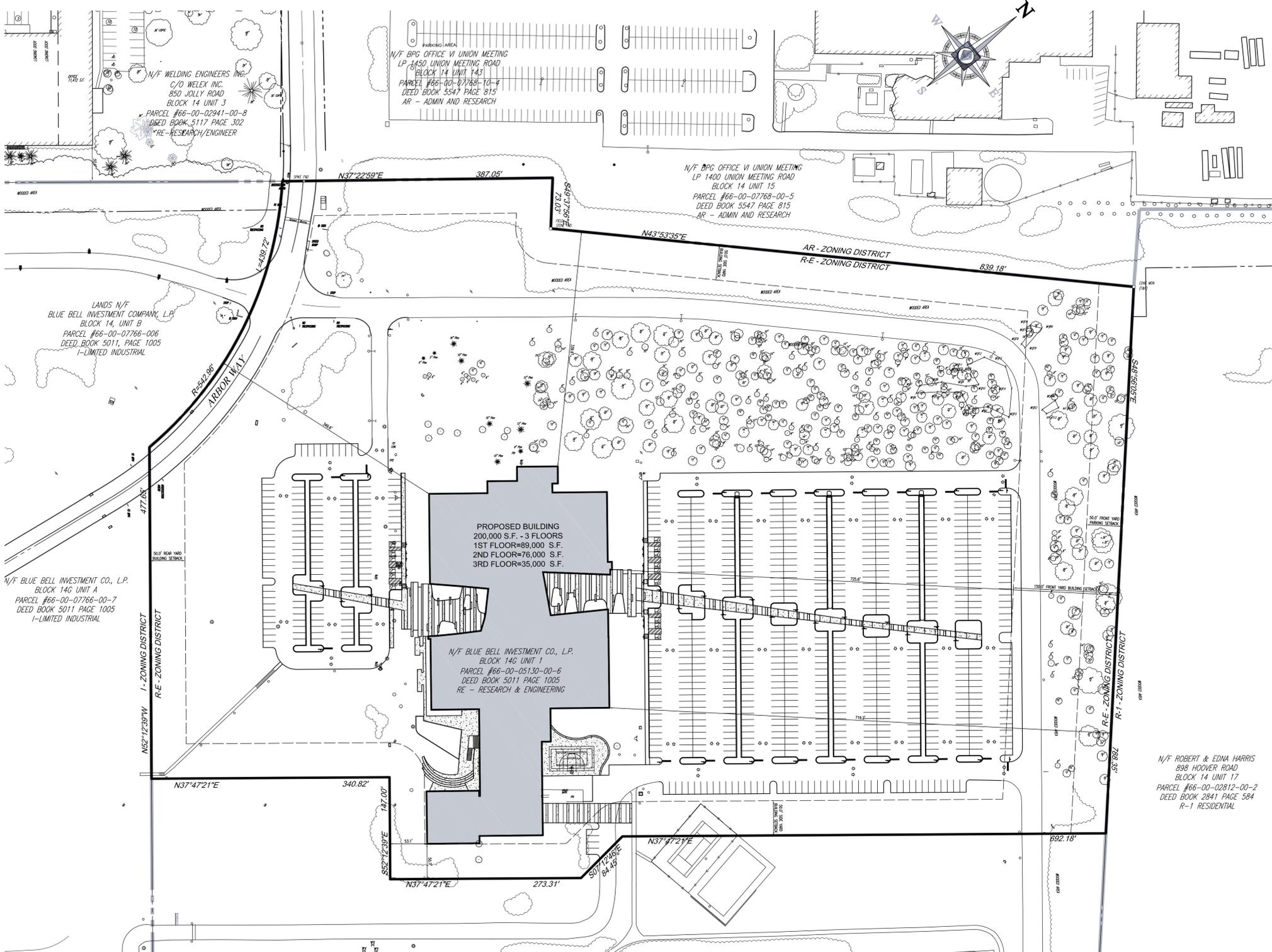
PROJECT:
**PRELIMINARY/FINAL
 LAND DEVELOPMENT
 PLANS**
 FOR
**ARBORCREST
 WOODLANDS I**
 BLUE BELL INVESTMENT
 COMPANY, LP c/o
 CORPORATE OFFICE
 PROPERTIES TRUST
 785 ARBOR WAY
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY
 COMMONWEALTH OF PA

BOHLER ENGINEERING
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PENNSYLVANIA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

W.R. REARDEN
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE073243

SHEET TITLE:
COVER SHEET
 (RECORD 1 OF 6)
 SHEET NUMBER:
1
 OF 24

REVISION 0 - 2015.02.04



- ### 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 WAYNE, PA 19087-4202 JOB: 860-001.08 DATED: 10-27-09 LAST REVISED: 3/2/09
 - SPECIFIC RESOURCES, TECHNICAL REPORTS, DESIGN DOCUMENTS, ETC. 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).
 - 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.
 - 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 GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.
 - 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.
 - THE 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.
 - 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.
 - 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, CURBS, 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 FOR CONFLICTS/SCOFFS WHICH RESULT FROM SUCH CONSTRUCTION. 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 PA, LLC, ITS SUB CONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUBJECT 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.
 - 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, 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 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.
 - 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.
 - 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.
 - 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.
 - THE FIRE MARSHAL RESERVES THE RIGHT TO ADD "NO PARKING BY ORDER OF FIRE MARSHALL" SIGNS AT A LATER DATE.
 - ALL NINE (9) FT. WIDE PARKING SPACES SHALL BE PROVIDED WITH DOUBLE STRIPED 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.
 - 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 THOSE 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.
 - WOODLANDS BUILDING 1 IS ANTICIPATED TO GENERATE 27,600 GPD OF SANITARY SEWAGE FLOW. THIS FLOW RATE WAS CALCULATED UTILIZING THE TOWNSHIP'S REQUIREMENT OF 0.6 EDU'S/1,000 SF OF GROSS FLOOR AREA, AND 1 EDU = 230 GPD.

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.

REQUIREMENTS
 ZONED: R-E, RESEARCH & ENGINEERING DISTRICT
 EXISTING USE: OFFICE
 PROPOSED USE: OFFICE (PERMITTED BY -RIGHT)

	REQUIRED	PROVIDED
MIN. LOT AREA:	5.00 AC.	26.67 AC. (1,161,696 SF)
MIN. LOT WIDTH (AT BUILDING SETBACK LINE):	300.0'	804.3'
MIN. FRONT YARD SETBACK: ADJACENT TO RESIDENTIAL DISTRICT: ADJACENT TO OTHER DISTRICTS:	150.0' 50.0'	N/A 719.2'
MIN. SIDE YARD SETBACK: AGGREGATE NOT LESS THAN: NEITHER SIDE NOT BEING LESS THAN:	150.0' 50.0'	390.6' 50.7'
MIN. REAR YARD SETBACK: ADJACENT TO RESIDENTIAL DISTRICT: ADJACENT TO OTHER DISTRICTS:	150.0' 50.0'	N/A 349.6'
MAX. BUILDING COVERAGE:	20.0%	8.0% (92,486 SF)
MIN. GREEN AREA:	51.0%	58.8% (683,600 SF)*
MAX. IMPERVIOUS COVERAGE:	49.0%	41.2% (478,096 SF)*
MIN. PARKING GREEN AREA:	10.0%	15.3%
MAX. BUILDING HEIGHT:	50.0'	<50.0'

* ADDITIONAL GREEN AREA FOR 9' WIDE PARKING SPACES:
 15 SQ.FT. / PARKING SPACE SHOULD BE DEVOTED TO THE GREEN AREA:
 800 X 15 = 12,000 SQ.FT.
 12,000 / 1,161,696 = 1.0%

DRAWING LEGEND

■ PROPOSED CONCRETE MONUMENT	▬ PROPOSED ADA CURB RAMP SYMBOL (SEE DETAIL)
● PROPOSED IRON PIN	▬ EXISTING UTILITY POLE W/ LIGHT
□ EXISTING CONCRETE MONUMENT	▬ EXISTING UTILITY POLE
▬ PROPERTY BOUNDARY	
▬ ZONING BOUNDARY LINE	
▬ LIMIT OF WATER / CENTER OF STREAM	
▬ PROPOSED SIGN	
▬ PROPOSED STREET LIGHT	
▬ PROPOSED BELGIAN BLOCK CURB	

BMP ACKNOWLEDGEMENT

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

WAYNE H. LINGGELER, EXECUTIVE VICE PRESIDENT CORPORATE OFFICE PROPERTIES HOLDING INC. GENERAL PARTNER OF BLUE BELL INVESTMENT COMPANY, L.P.	DATE
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PARKING:
 REQUIRED: 1 SPACE PER 250 SF OF TOTAL FLOOR AREA
 PROVIDED:
 200,000/250 = 800
 PARKING SPACES = 800 (INCLUDING 16 ADA ACCESSIBLE SPACES)
 ADA ACCESSIBLE SPACES:
 REQUIRED = 16 SPACES
 PROVIDED = 16 SPACES

* ADDITIONAL GREEN AREA FOR 9' WIDE PARKING SPACES:
 15 SQ.FT. / PARKING SPACE SHOULD BE DEVOTED TO THE GREEN AREA:
 800 X 15 = 12,000 SQ.FT.
 12,000 / 1,161,696 = 1.0%

SCALE

1" = 80'

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LAND SURVEYING
 LAND DEVELOPMENT
 TRANSPORTATION SERVICES
 PERMITTING SERVICES

• NORTHERN VA
 • CENTRAL VA
 • BALTIMORE, MD
 • WASHINGTON, DC
 • PHILADELPHIA
 • PITTSBURGH
 • NEW JERSEY - CORPORATE
 • UPRATE NY
 • NEW YORK
 • METRO
 • LEHIGH VALLEY, PA

REVISIONS

REV	DATE	COMMENT	BY

CALL BEFORE YOU DIG!

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

PA1
 1-800-242-1776

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PC141279
 DRAWN BY: JHT
 CHECKED BY: WRR
 DATE: 2/4/2015
 SCALE: 1"=80'
 CAD ID.: PC141279LANDDEV-0

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR
ARBORCREST WOODLANDS I
 BLUE BELL INVESTMENT COMPANY, LP c/o CORPORATE OFFICE PROPERTIES TRUST
 785 ARBOR WAY
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY
 COMMONWEALTH OF PA

BOHLER ENGINEERING

1600 MANOR DRIVE, SUITE 200
 CHALFONT, PENNSYLVANIA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
www.BohlerEngineering.com

W.R. REARDEN

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE073243

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
2
 OF 24

REVISION 0 - 2015.02.04