

**SITE NOTES**

- OWNER/APPLICANT: PNC BANK & HERBERT S. RIBAND, JR TRUSTEES  
ADDRESS: 1419 BETHLEHEM PIKE FLOURTOWN, PA 19031
  - ZONING DATA: 1419 BETHLEHEM PIKE FLOURTOWN, PA 19031 BLOCK 4, UNIT 17, APN 52-00-18934-00-4
  - EXISTING ZONING: AA RESIDENCE (AAA RESIDENTIAL OVERLAY)
  - EXISTING USE: PRIVATE SCHOOL AND ADJUNCT RESIDENTIAL FACILITY (ENC)
- |                                       | REQUIRED  | EXISTING        | PROPOSED LOT#1  | PROPOSED LOT#2 |
|---------------------------------------|-----------|-----------------|-----------------|----------------|
| MIN. LOT AREA (1)                     | N/A       | N/A             | N/A             | N/A            |
| MIN. LOT WIDTH @ BUILDING SETBACK (1) | N/A       | N/A             | N/A             | N/A            |
| MAX. BUILDING AREA (%)                | 15.0%     | 0.17%           | 0.21%           | 0.21%          |
| MIN. YARDS                            |           |                 |                 |                |
| FRONT SIDE (1)                        | 50.0 FEET | 7.4 FEET (ENC)  | 7.4 FEET (ENC)  | 321.6 FEET     |
| REAR SIDE (1)                         | N/A       | N/A             | N/A             | N/A            |
| OTHER BUILDINGS (1)                   | 25.0 FEET | 0.11 FEET (ENC) | 0.11 FEET (ENC) | 647.0 FEET     |
- (ENC) EXISTING NON-CONFORMITY  
(1) EXISTING USE IS PRIVATE SCHOOL AND ADJUNCT RESIDENTIAL FACILITY. RESIDENTIAL REQUIREMENTS N/A

**PROPOSED LOT#1 NATURAL RESOURCE CHART**

RESOURCE	(A) TOTAL RESOURCE AREA	(C) PROTECTION RATIO	(D) REQUIRED RESOURCE PROTECTION LAND
WATERBODIES (WATER COURSES) *	N/A	1.0	N/A
FLOODPLAINS *	N/A	1.0	N/A
WETLANDS *	N/A	1.0	N/A
STEEP SLOPES			
25%+	2.46 AC (107,173 SF)	1.0	2.46 AC (107,173 SF)
15-25%	3.03 AC (131,683 SF)	0.50	1.52 AC (65,841 SF)
TOTAL			3.97 AC (173,114 SF)

\* NO WETLANDS OR REGULATED WATERS PER ON-SITE EVALUATION BY DELVAL SOIL & ENVIRONMENTAL CONSULTANTS, LETTER DATED MAY 14, 2015.

**PROPOSED LOT#2 NATURAL RESOURCE CHART**

RESOURCE	(A) TOTAL RESOURCE AREA	(C) PROTECTION RATIO	(D) REQUIRED RESOURCE PROTECTION LAND
WATERBODIES (WATER COURSES) *	N/A	1.0	N/A
FLOODPLAINS *	N/A	1.0	N/A
WETLANDS *	N/A	1.0	N/A
STEEP SLOPES			
25%+	0.44 AC (19,342 SF)	1.0	0.44 AC (19,342 SF)
15-25%	0.52 AC (22,769 SF)	0.50	0.26 AC (11,379 SF)
TOTAL			0.70 AC (30,717 SF)

\* NO WETLANDS OR REGULATED WATERS PER ON-SITE EVALUATION BY DELVAL SOIL & ENVIRONMENTAL CONSULTANTS, LETTER DATED MAY 14, 2015.

**NET BUILDABLE ACREAGE LOT#1**

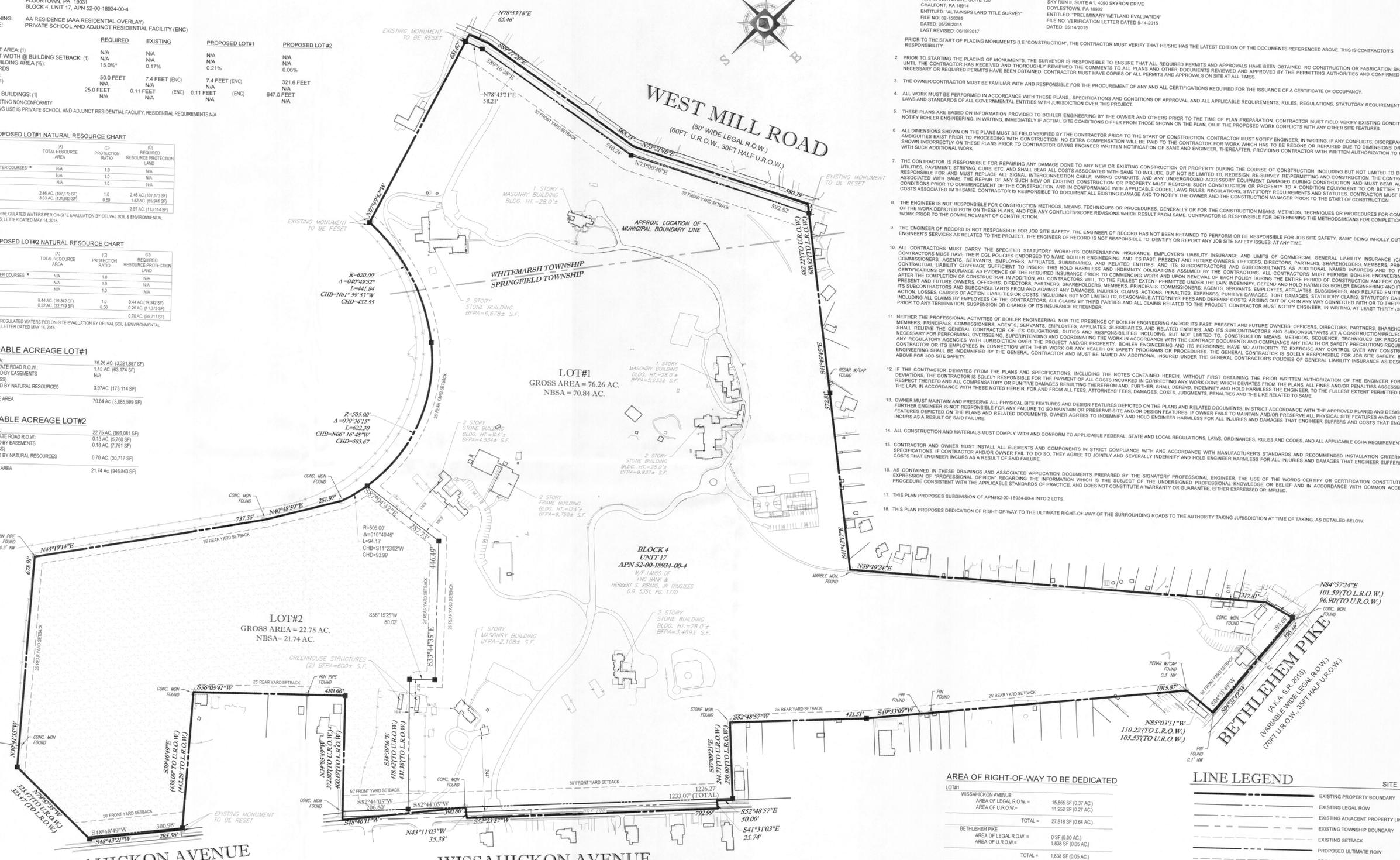
GROSS TRACT AREA	76.26 AC (3,321,887 SF)
(-) PUBLIC AND PRIVATE ROAD R.O.W.	1.45 AC (63,174 SF)
(-) LAND RESTRICTED BY EASEMENTS (UTILITY ACCESS)	N/A
(-) LAND RESTRICTED BY NATURAL RESOURCES	3.97 AC (173,114 SF)
NET BUILDABLE SITE AREA	70.84 AC (3,085,599 SF)

**NET BUILDABLE ACREAGE LOT#2**

GROSS TRACT AREA	22.75 AC (991,081 SF)
(-) PUBLIC AND PRIVATE ROAD R.O.W.	0.13 AC (5,750 SF)
(-) LAND RESTRICTED BY EASEMENTS (UTILITY ACCESS)	0.18 AC (7,761 SF)
(-) LAND RESTRICTED BY NATURAL RESOURCES	0.70 AC (30,717 SF)
NET BUILDABLE SITE AREA	21.74 AC (946,843 SF)

**GENERAL NOTES**

- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.
- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
    - a) CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 120 CHALFONT, PA 19014 ENTITLED "ALTAIRNSP LAND TITLE SURVEY" FILE NO. 02-150285 DATED: 09/20/2014 LAST REVISED: 06/16/2017
    - b) DELVAL SOIL AND ENVIRONMENTAL CONSULTANTS SKY RUN II, SUITE A1, 4260 SKYRON DRIVE DOTHAN, AL 36024 ENTITLED "PRELIMINARY WETLAND EVALUATION" FILE NO. VERIFICATION LETTER DATED 5-14-2015 DATED: 05/14/2015
  - PRIOR TO THE START OF PLACING MONUMENTS (I.E. "CONSTRUCTION"), THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTORS RESPONSIBILITY.
  - PRIOR TO STARTING THE PLACING OF MONUMENTS, THE SURVEYOR IS 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 THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
  - THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
  - THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
  - ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
  - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE UTILITIES, PAYMENT STOPPING, CURBS, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REVISION, RE-SURVEY, REPERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL, INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
  - THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/ISSUES/REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
  - THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
  - ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVAANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS PROJECT AND ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED UNDER THE POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED UNDER THE POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVAANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO OR TO THE PROJECT, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS ABOVE FOR JOB SITE SAFETY.
  - NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVAANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS 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, OVERSEEING, SUPERVISING, AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL, HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION OR PROCEDURES THAT ARE IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTORS POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE FOR JOB SITE SAFETY.
  - IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH THE LAW, IN ACCORDANCE WITH THESE NOTES HEREIN, FOR AND FROM ALL FEES, ATTORNEY'S FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
  - OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN AND FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS. OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
  - ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
  - CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT ACCORDANCE WITH AND CONFORMANCE WITH MANUFACTURERS' STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
  - AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE, SKILL AND CARE AND IN ACCORDANCE WITH COMMON ACCEPTED PRACTICE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
  - THIS PLAN PROPOSES SUBDIVISION OF APN#52-00-18934-00-4 INTO 2 LOTS.
  - THIS PLAN PROPOSES DEDICATION OF RIGHT-OF-WAY TO THE ULTIMATE RIGHT-OF-WAY OF THE SURROUNDING ROADS TO THE AUTHORITY TAKING JURISDICTION AT TIME OF TAKING, AS DETAILED BELOW.



**AREA OF RIGHT-OF-WAY TO BE DEDICATED**

LOT#1	WISSAHICKON AVENUE	AREA OF LEGAL R.O.W. =	15,866 SF (0.37 AC)
	AREA OF U.R.O.W. =	11,952 SF (0.27 AC)	
	TOTAL =	27,818 SF (0.64 AC)	
	BETHLEHEM PIKE	AREA OF LEGAL R.O.W. =	0 SF (0.00 AC)
	AREA OF U.R.O.W. =	1,838 SF (0.05 AC)	
	TOTAL =	1,838 SF (0.05 AC)	
	WEST MILL ROAD	AREA OF LEGAL R.O.W. =	35,561 SF (0.79 AC)
	AREA OF U.R.O.W. =	2,957 SF (0.07 AC)	
	TOTAL =	33,518 SF (0.76 AC)	
	GRAND TOTAL R.O.W. DEDICATION LOT#1 =	63,174 SF (1.45 AC)	

**AREA OF RIGHT-OF-WAY TO BE DEDICATED**

LOT#2	WISSAHICKON AVENUE	AREA OF LEGAL R.O.W. =	713 SF (0.02 AC)
	AREA OF U.R.O.W. =	5,047 SF (0.11 AC)	
	TOTAL =	5,760 SF (0.13 AC)	
	GRAND TOTAL R.O.W. DEDICATION LOT#1 =	5,760 SF (0.13 AC)	

**LINE LEGEND**

LINE STYLE	SITE
--- (dashed)	EXISTING PROPERTY BOUNDARY
--- (dashed)	EXISTING LEGAL R.O.W.
--- (dashed)	EXISTING ADJACENT PROPERTY LINE
--- (dashed)	EXISTING TOWNSHIP BOUNDARY
--- (dashed)	EXISTING SETBACK
--- (dashed)	PROPOSED ULTIMATE R.O.W.
--- (dashed)	PROPOSED SETBACK
--- (dashed)	PROPOSED PROPERTY BOUNDARY
--- (dashed)	EXISTING BUILDING
--- (dashed)	EXISTING FENCE
--- (dashed)	EXISTING RETAINING WALL
--- (dashed)	PROPOSED NEW LOT AREA (XX.XX AC, XXXX SF)
■ (solid square)	PROPOSED CONCRETE MONUMENT
□ (open square)	PROPOSED IRON PIN
○ (open circle)	EXISTING CONCRETE MONUMENT
○ (open circle)	EXISTING IRON PIN

**BOHLER ENGINEERING**

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PENNSYLVANIA 19102  
Phone: (267) 402-3400  
Fax: (267) 402-3401  
www.BohlerEngineering.com

**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

PAI  
1-800-242-1776

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO: PC151148  
DRAWN BY: MCM  
CHECKED BY: EAB  
DATE: 2017.08.23  
SCALE: AS NOTED  
CAD I.D.: PC151148-SITE-0

**PRELIMINARY/FINAL MINOR SUBDIVISION PLAN**

FOR

CARSON VALLEY CHILDREN'S AID SCHOOL

1419 BETHLEHEM PIKE  
SPRINGFIELD TOWNSHIP,  
MONTGOMERY COUNTY  
FLOURTOWN, PA 19031

**BOHLER ENGINEERING**

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PENNSYLVANIA 19102  
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**E.A. BRITZ**

PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. PE074843

**SUBDIVISION PLAN**

SHEET NUMBER: 2 OF 3

REVISION 0 - 2017.06.23