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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 27, 2024

Ms. Jayne Musonye, Director of Planning and Development
Municipality of Norristown
235 East Airy Street
Norristown, Pennsylvania 19401-5048

Re: MCPC #16-0220-004
Plan Name: Montgomery Park Phase 3
1 lot comprising 1.335 acres
Situate: West Wood Street (E)/Powell Street (N)
Municipality of Norristown

Dear Ms. Musonye:

We have reviewed the above-referenced subdivision and land development in accordance with Section (502) or (609) of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 4, 2024. We forward this letter as a report of our review.

BACKGROUND

In this proposal for Phase 3 of the senior housing development on the former Montgomery Hospital site, the applicant, Elon Montgomery Park, LP, will subdivide a vacant lot (existing Lot 3) into two lots – a new Lot 3, which will contain 0.703 acres and a new lot, Lot 4, containing 0.632 acres. The new Lot 3 is the site proposed for a four-story building with 40 age-restricted senior housing units. This proposal is the third phase of a three-phase master plan for redevelopment in Norristown's Office Residential District, which received conditional use approval by the municipality in 2016. Seventeen parking spaces will be constructed on Lot 3 as part of this proposal. These spaces will connect to the existing driveway constructed as part of Phase 2. Additional parking for the units will be available at the Powell Street garage across the street. The rain garden installed in Phase 2 will also be extended to accommodate drainage from Lot 3. No development is proposed on Lot 4 at this time.

COMPREHENSIVE PLAN COMPLIANCE

We find the proposal to be generally consistent with the planning goals and objectives identified for redevelopment in the Norristown Comprehensive Plan (2009). The proposal also generally supports the goals of *Montco 2040: A Shared Vision*, specifically, the goal of encouraging development and transformative investment where infrastructure already exists.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Municipality may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STREET TREE PLANTINGS

The landscape plan identifies four London Plane Trees to be planted in the verge, the grass strip between the street and sidewalk. We ask the applicant to consider substituting another type of tree, as London Plane Trees have a tendency to cause the sidewalk to heave as they age, creating a safety hazard. Possible alternatives include Pin Oak and Black Gum.

SITE CONNECTIVITY AND CIRCULATION

The proposed residential building features entrance/exit doors on all sides of the building except along Powell Street. Further, there does not appear to be a designated walkway connecting from the building to the sidewalk on Powell Street without using the driveway, which creates a vehicle/pedestrian conflict. We encourage the applicant to consider providing an entranceway from the building directly to the Powell Street sidewalk. Such an access point would also enhance the building's street presence.

In anticipation of frequent crossings of Powell Street by residents of the new building to access the pharmacy, garage, and medical facilities, we ask that the Municipality consider requiring the applicant to provide a crosswalk to facilitate safe crossings of Powell Street at this location, in addition to the existing crosswalk that serves the earlier phase.

LIGHTING

The lighting plan clearly shows the light pole proposed for the island in the parking lot. We ask the applicant to darken the symbol for the optic light at the building's south end to make it more readable on the plan. We ask the applicant to confirm whether exterior lighting will be provided near the building's western entrance that also connects the parking lot by a path. We would encourage the applicant to incorporate lighting at this location for safety.

The plan shows a continuation of street lights along Powell Street, although it does not appear that these lamps were included in the calculations; however it is assumed that the brightness of the street lamps are considered to be in the right-of-way and therefore not subject to the lighting calculations.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Norristown's planning objectives for infill development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number #16-0220-004 on any plans submitted for final recording.

Sincerely,

Donna Fabry, CFM, Principal Open Space Planner
dfabry@montcopa.org – 610-278-3445

c: Elon at Montgomery Park III, LP, Applicant
Mark J. Buchvalt, T&M Associates, Applicant's Representative
Chairperson, Municipality of Norristown Planning Commission

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS



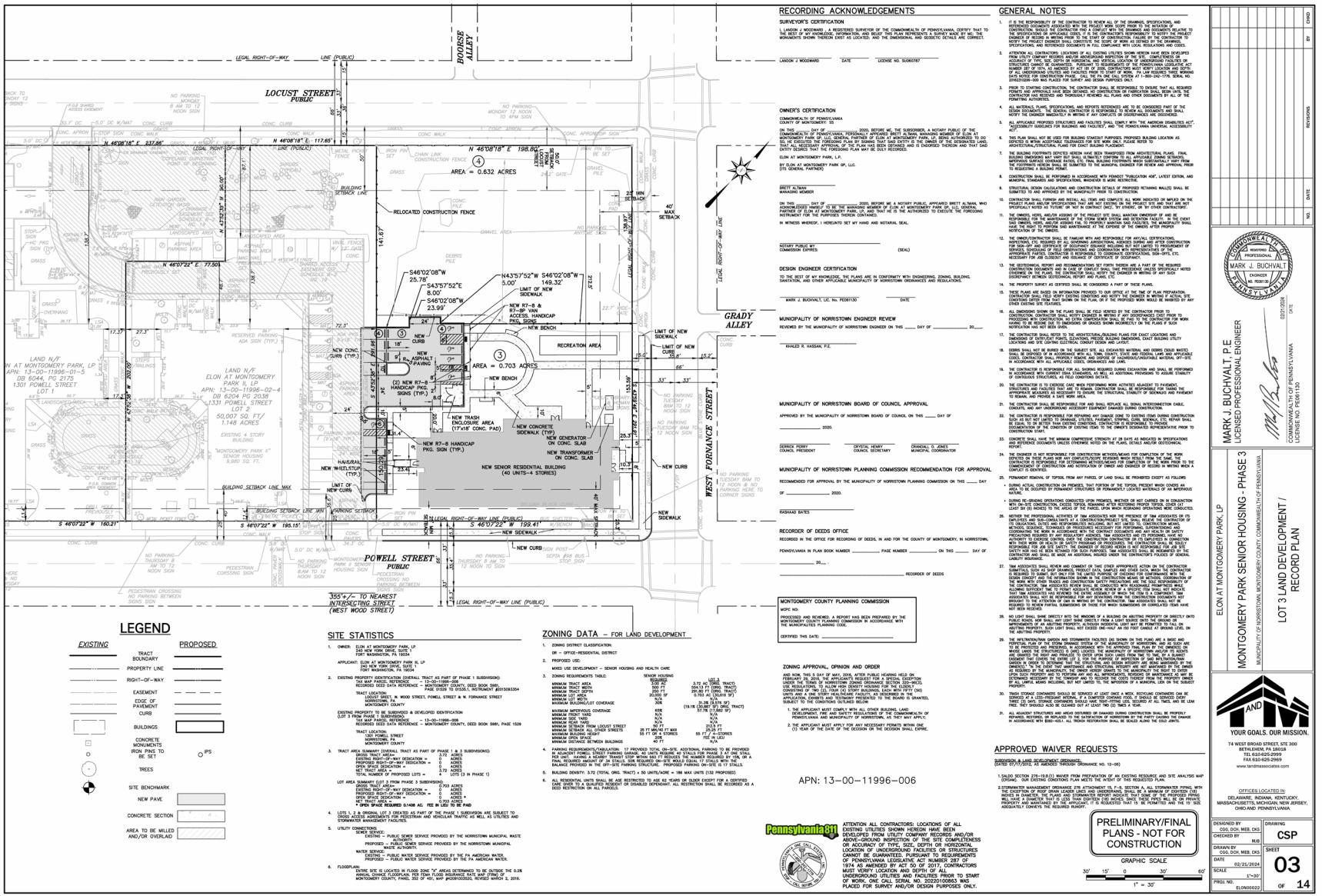
Elon at Montgomery Park Phase 3
MCPC#160220004

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap



LEGEND

EXISTING	PROPOSED
TRACT BOUNDARY	
PROPERTY LINE	
RIGHT-OF-WAY	
EASEMENT	
EDGE OF PAVEMENT	
CURB	
BUILDINGS	
CONCRETE MONUMENTS	
IRON PINS TO BE SET	IPS
TREES	
SITE BENCHMARK	
NEW PAVE	
CONCRETE SECTION	
AREA TO BE MILLED AND/OR OVERLAID	

SITE STATISTICS

1. OWNER: ELON AT MONTGOMERY PARK, LP
240 NEW YORK DRIVE, SUITE 1
FORT WASHINGTON, PA 19034

APPLICANT: ELON AT MONTGOMERY PARK III, LP
240 NEW YORK DRIVE, SUITE 1
FORT WASHINGTON, PA 19034

2. EXISTING PROPERTY IDENTIFICATION (OVERALL TRACT AS PART OF PHASE 1 SUBDIVISION):
TAX MAP PARCEL REFERENCE — 13-00-11996-008
RECORDED DEED DATA REFERENCE — MONTGOMERY COUNTY, DEED BOOK 5981, PAGE 01529 TO 01535, INSTRUMENT #2015069354
TRACT LOCATION: LOCUST STREET, N. WOOD STREET, POWELL STREET & W. FORNANCE STREET
NORRISTOWN, PA
MONTGOMERY COUNTY

EXISTING PROPERTY TO BE SUBDIVIDED & DEVELOPED IDENTIFICATION (LOT 3 PHASE 1 SUBDIVISION):
TAX MAP PARCEL REFERENCE — 13-00-11996-008
RECORDED DEED DATA REFERENCE — MONTGOMERY COUNTY, DEED BOOK 5981, PAGE 1529

TRACT LOCATION:
1300 POWELL STREET
NORRISTOWN, PA
MONTGOMERY COUNTY

3. TRACT AREA SUMMARY (OVERALL TRACT AS PART OF PHASE 1 & 3 SUBDIVISIONS):

GROSS TRACT AREA=	3.72	ACRES
EXISTING RIGHT-OF-WAY DEDICATION =	0	ACRES
PROPOSED RIGHT-OF-WAY DEDICATION =	0	ACRES
OPEN SPACE DEDICATION =	0	ACRES
NET TRACT AREA =	3.72	ACRES
TOTAL NUMBER OF PROPOSED LOTS =	4	LOTS (3 IN PHASE 1)

LOT AREA SUMMARY (LOT 3 FROM PHASE 3 SUBDIVISION):

GROSS LOT AREA=	0.703	ACRES
EXISTING RIGHT-OF-WAY DEDICATION =	0	ACRES
PROPOSED RIGHT-OF-WAY DEDICATION =	0	ACRES
OPEN SPACE DEDICATION =	0	ACRES
NET LOT AREA =	0.703	ACRES *

* OPEN SPACE REQUIRED IS 0.406 AC. FEE IN LIEU TO BE PAID

4. LOTS 1, 2 & ORIGINAL LOT 3 CREATED AS PART OF THE PHASE 1 SUBDIVISION ARE SUBJECT TO CROSS ACCESS AGREEMENTS FOR PEDESTRIAN AND VEHICULAR TRAFFIC AS WELL AS UTILITIES AND STORMWATER MANAGEMENT FACILITIES.

5. UTILITY CONNECTIONS:
SEWER SERVICE:
EXISTING — PUBLIC SEWER SERVICE PROVIDED BY THE NORRISTOWN MUNICIPAL WASTE AUTHORITY.
PROPOSED — PUBLIC SEWER SERVICE PROVIDED BY THE NORRISTOWN MUNICIPAL WASTE AUTHORITY.
WATER SERVICE:
EXISTING — PUBLIC WATER SERVICE PROVIDED BY THE PA AMERICAN WATER.
PROPOSED — PUBLIC WATER SERVICE PROVIDED BY THE PA AMERICAN WATER.

6. FLOODPLAIN:
ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF MONTGOMERY COUNTY, PANEL 332 OF 451, MAP #42091C0332G, REVISED MARCH 2, 2016.

ZONING DATA – FOR LAND DEVELOPMENT

1. ZONING DISTRICT CLASSIFICATION:
OR – OFFICE-RESIDENTIAL DISTRICT

2. PROPOSED USE:
MIXED USE DEVELOPMENT – SENIOR HOUSING AND HEALTH CARE

3. ZONING REQUIREMENTS TABLE:

	SENIOR HOUSING REQUIRED	LOT 3 PROVIDED
MINIMUM TRACT AREA	3 AC	3.72 AC (TOTAL TRACT)
MINIMUM TRACT WIDTH	200 FT	304.13 FT (TOTAL TRACT)
MINIMUM TRACT DEPTH	250 FT	290.85 FT (TOTAL TRACT)
MINIMUM LOT AREA	20,000 SF	0.703 AC (30,618 SF)
MINIMUM LOT WIDTH	100	100
MAXIMUM BUILDING/LOT COVERAGE	50%	51.3% (15,578 SF) (19.1% (30,807 SF) ORIG. TRACT)
MAXIMUM IMPERVIOUS COVERAGE	80%	83.7% (17,990 SF)
MINIMUM FRONT YARD	N/A	N/A
MINIMUM REAR YARD	N/A	N/A
MINIMUM SIDE YARD	N/A	N/A
MINIMUM SETBACK ALL FROM LOCUST STREET	25 FT	25.05 FT
MINIMUM SETBACK ALL OTHER STREETS	25 FT MIN/40 FT MAX	25.05 FT
MAXIMUM BUILDING HEIGHT	55 FT OR 4 STORIES	55 FT / 4-STORIES
MINIMUM BUILDING SEPARATION	40 FT	TIE AT TWO
MINIMUM DISTANCE BETWEEN BUILDINGS		

4. PARKING REQUIREMENTS/CALCULATION: 17 PROVIDED TOTAL ON-SITE, ADDITIONAL PARKING TO BE PROVIDED IN ADJACENT POWELL STREET PARKING GARAGE, 40 UNITS REQUIRING 40 STALLS FOR PHASE 3 AT ONE STALL PER UNIT, HAVING A NEARBY TRANSIT STOP WITHIN 500 FT REDUCES THE NUMBER REQUIRED BY 10%, OR A FINAL REQUIRED AMOUNT OF 36 STALLS. 30% REQUIRED ON-SITE WOULD EQUAL 11 STALLS WITH THE BALANCE PROVIDED IN THE OFF-SITE PARKING STRUCTURE. PROPOSED PARKING ON-SITE IS 17 STALLS.

5. BUILDING DENSITY: 3.72 (TOTAL ORIG. TRACT) + 50 UNITS/ACRE = 186 MAX UNITS (130 PROPOSED)

6. ALL RESIDENTIAL UNITS SHALL BE AGE RESTRICTED TO AGE 62 YEARS OR OLDER EXCEPT FOR A CERTIFIED CARE GIVER TO A QUALIFIED RESIDENT OR DISABLED DEPENDENT. ALL RESTRICTION SHALL BE RECORDED AS A DEED RESTRICTION ON ALL PARCELS.

RECORDING ACKNOWLEDGEMENTS

SURVEYOR'S CERTIFICATION

I, LANDON J. WOODWARD , A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN REPRESENTS A SURVEY MADE BY ME; THE MONUMENTS SHOWN THEREON EXIST AS LOCATED; AND THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

LANDON J WOODWARD _____ DATE _____ LICENSE NO. SU060787

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY: SS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED BRETT ALTMAN, WHO ACKNOWLEDGED HIMSELF TO BE A PARTNER OF ELON AT MONTGOMERY PARK, LP, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID ENTITY IS THE OWNER OF THE DESIGNATED LAND, AND THAT THE EXECUTION AND DELIVERY OF THE PLAN HAS BEEN OBTAINED, AND IS ENDORSED THEREON AND THAT SAID ENTITY DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

ELON AT MONTGOMERY PARK, L.P.

BY ELON AT MONTGOMERY PARK GP, LLC.
(ITS GENERAL PARTNER)

_____
BRETT ALTMAN
MANAGING MEMBER

ON THIS _____ DAY OF _____, 2020, BEFORE ME A NOTARY PUBLIC, APPEARED BRETT ALTMAN, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF ELON AT MONTGOMERY PARK GP, LLC, GENERAL PARTNER OF ELON AT MONTGOMERY PARK, LP, AND THAT HE IS THE AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC MY
COMMISSION EXPIRES: _____ (SEAL)

DESIGN ENGINEER CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE MUNICIPALITY OF NORRISTOWN ORDINANCES AND REGULATIONS.

_____ _____
MARK J. BUCHVALT, LIC. No. PE061130 DATE

MUNICIPALITY OF NORRISTOWN ENGINEER REVIEW

REVIEWED BY THE MUNICIPALITY OF NORRISTOWN ENGINEER ON THIS _____ DAY OF _____, 20____

_____
KHALED R. HASSAN, P.E.

MUNICIPALITY OF NORRISTOWN BOARD OF COUNCIL APPROVAL

APPROVED BY THE MUNICIPALITY OF NORRISTOWN BOARD OF COUNCIL ON THIS _____ DAY OF _____, 2020.

_____ _____ _____
DERRICK PERRY, COUNCIL PRESIDENT — CRYSTAL HENRY, COUNCIL SECRETARY — CRANDALL G. JONES, MUNICIPAL COORDINATOR

MUNICIPALITY OF NORRISTOWN PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

RECOMMENDED FOR APPROVAL BY THE MUNICIPALITY OF NORRISTOWN PLANNING COMMISSION ON THIS _____ DAY OF _____, 2020.

_____
RASHAND BATES

RECORDER OF DEEDS OFFICE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY, IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NUMBER _____ PAGE NUMBER _____ ON THIS _____ DAY OF _____, 20____.

_____
RECORDER OF DEEDS

MONTGOMERY COUNTY PLANNING COMMISSION

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: _____

ZONING APPROVAL OPINION AND ORDER

AND NOW, THIS S DAY OF MAY, 2016, AFTER PUBLIC HEARING HELD ON FEBRUARY 16, 2016, THE NORRISTOWN ZONING HEARING BOARD GRANTED SPECIAL EXCEPTION TO ELON AT MONTGOMERY PARK, LP FOR THE DEVELOPMENT OF A SENIOR HOUSING AND HEALTH CARE USE REGULATIONS, TO ALLOW HIGH DENSITY HOUSING FOR THE ELDERLY, CONSISTING OF TWO (2), FOUR (4) STORY BUILDINGS, EACH WITH FIFTY (50) UNITS, FOR A TOTAL OF ONE HUNDRED (100) UNITS, AS SHOWN ON THE APPLICATION, EXHIBITS AND TESTIMONY PRESENTED TO THE BOARD IS GRANTED, SUBJECT TO THE CONDITIONS OUTLINED BELOW.

1. THE APPLICANT MUST COMPLY WITH ALL OTHER BUILDING, LAND DEVELOPMENT, FIRE AND SAFETY REGULATIONS OF THE COMMONWEALTH OF PENNSYLVANIA AND MUNICIPALITY OF NORRISTOWN, AS THEY MAY APPLY.

2. THE APPLICANT MUST APPLY FOR ANY NECESSARY PERMITS WITHIN ONE (1) YEAR OF THE DATE OF THE DECISION OR THE DECISION SHALL EXPIRE.

APN: 13-00-11996-006

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS, SPECIFICATIONS, AND REPORTS PRIOR TO CONSTRUCTION AND TO NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS AND DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FAILS TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS, SPECIFICATIONS, AND REFERENCED DOCUMENTS IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

2. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVEGROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. PA LAW REQUIRES THREE WORKING DAYS NOTICE FOR CONSTRUCTION PHASE. CALL THE PA ONE CALL SYSTEM AT 1-800-242-1776. SERIAL NO. 20162310209-000 WAS PLACED FOR SURVEY AND DESIGN PURPOSES ONLY.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND ALL REQUIREMENTS OF THE PERMITS HAVE BEEN MET. A COPY OF THE PERMITS SHALL BE KEPT ON THE CONSTRUCTION SITE AND REVIEWED AND THOROUGHLY UNDERSTOOD BY ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

4. ALL MATERIALS, PLANS, SPECIFICATIONS, AND REPORTS REFERENCED ARE TO BE CONSIDERED PART OF THE DESIGN DOCUMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO REVIEW ALL DOCUMENTS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IN WRITING IF ANY CONFLICTS OR DISCREPANCIES ARE DISCOVERED.

5. ALL APPLICABLE PROPOSED STRUCTURES AND FACILITIES SHALL COMPLY WITH "THE AMERICAN DISABILITIES ACT", "ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES", AND "THE PENNSYLVANIA UNIVERSAL ACCESSIBILITY ACT".

6. THIS PLAN SHALL NOT BE USED FOR BUILDING STAKEOUT PURPOSES. PROPOSED BUILDING LOCATION AS DEPICTED IS WITHIN ACCEPTABLE TOLERANCES FOR SITE WORK ONLY. PLEASE REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR EXACT BUILDING PLACEMENT.

7. THE BUILDING FOOTPRINTS DEPICTED HEREON HAVE BEEN TRANSFERRED FROM ARCHITECTURAL PLANS. FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL APPLICABLE ZONING SETBACKS, IMPERVIOUS SURFACE RESTRICTIONS, AND OTHER APPLICABLE REGULATIONS. ANY CHANGES TO BUILDING FOOTPRINTS WHICH SUBSTANTIALLY MARY FROM THOSE DEPICTED HEREON SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO REQUESTING A BUILDING PERMIT.

8. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT "PUBLICATION 408", LATEST EDITION, AND MUNICIPAL STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.

9. STRUCTURAL DESIGN CALCULATIONS AND CONSTRUCTION DETAILS OF PROPOSED RETAINING WALL(S) SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY PRIOR TO CONSTRUCTION.

10. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS AND COMPLETE ALL WORK INDICATED OR IMPLIED ON THE PROJECT PLANS AND/OR SPECIFICATIONS THAT ARE NOT EXISTING ON THE PROJECT SITE AND THAT ARE NOT SPECIFICALLY NOTED AS "FUTURE" OR "NOT IN CONTRACT (NIC)", BY OTHERS, OR "BY OTHER CONTRACTORS".

11. THE OWNER(S) SHALL BE RESPONSIBLE FOR THE PROPER AND ADEQUATE OPERATION OF AND RESPONSIBLE FOR THE MAINTENANCE OF THE STORM SEWER SYSTEM AND DETENTION FACILITY. IN THE EVENT SAID OWNERS, HEIRS, SUCCESSORS, AND/OR ASSIGNS FAIL TO PROPERLY MAINTAIN SAID FACILITIES THE MUNICIPALITY SHALL HAVE THE RIGHT TO PERFORM SAID MAINTENANCE AT THE EXPENSE OF THE OWNERS AFTER PROPER NOTIFICATION OF THE OWNERS.

12. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, AND TESTING THAT MAY BE REQUIRED BY THE MUNICIPALITY FOR THE ISSUANCE OF A CERTIFICATE FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ORDINANCE INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE MUNICIPALITY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE, SCHEDULE, AND PAY FOR ALL TESTING, INSPECTIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB SIGNOFF AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.

13. THE GEOTECHNICAL 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. ANY CHANGES TO THE RECOMMENDATIONS SHALL BE APPROVED BY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.

14. THE PROPERTY SURVEY AS CERTIFIED SHALL BE CONSIDERED A PART OF THESE PLANS.

15. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES. SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK MAKES BE AWARDED BY ANY OTHER EXISTING SITE FEATURES.

16. ALL DIMENSIONS SHOWN ON 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 THE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

17. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING UTILITY SERVICE ENTRANCES, BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL CONDUIT DESIGN AND LAYOUT.

18. 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 AND DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS.

19. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS,