

ACT 287 NOTES:

A) LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM VARIOUS EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE.

B) COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.

C) SITE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE START OF WORK.

D) IF CONFLICTS ARE FOUND, CONTRACTOR IS TO CONTACT DESIGN ENGINEER FOR INSTRUCTIONS BEFORE PROCEEDING WITH WORK.

EXCAVATIONS, TRENCHING AND SHORING

ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART, "P" PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING."

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED), PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING."

ACT 287 SERIAL NUMBER 281820211115

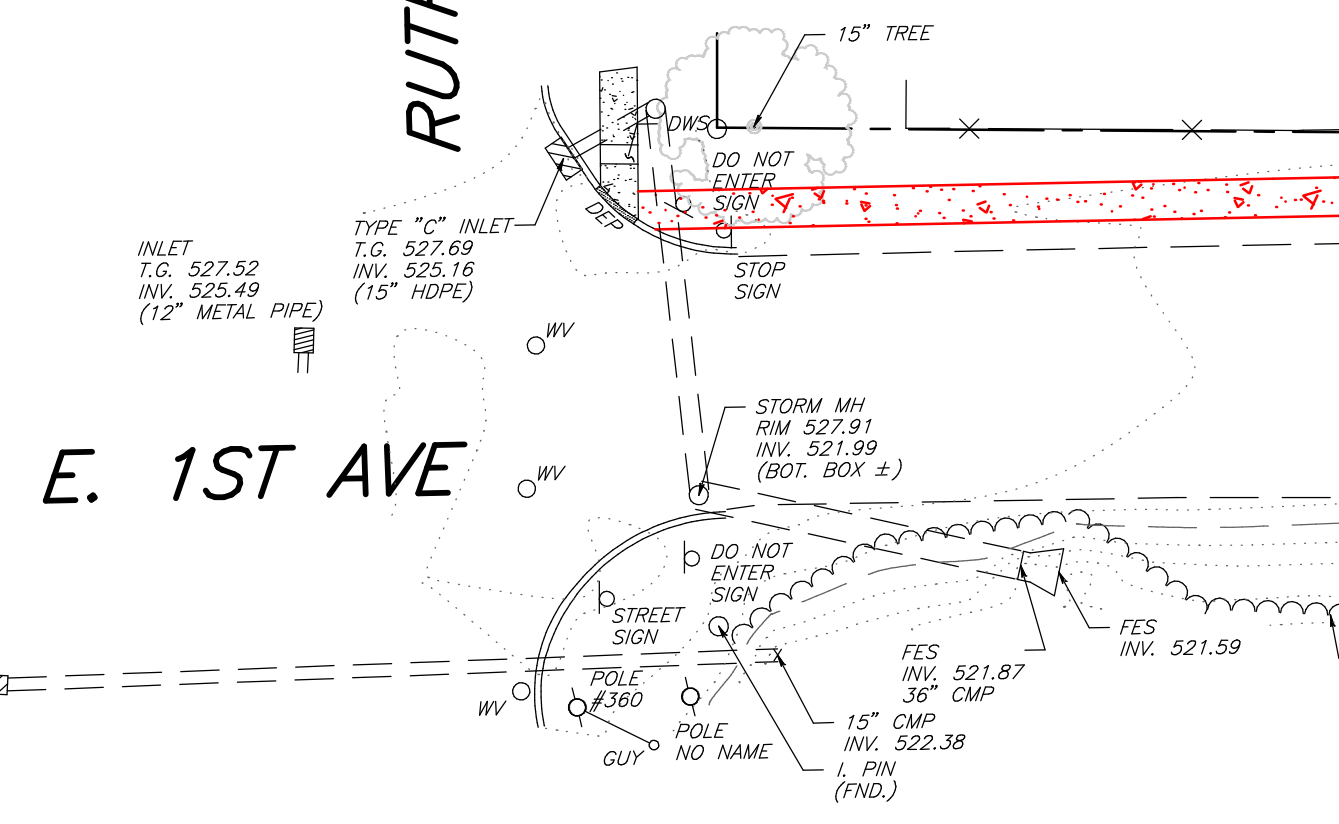
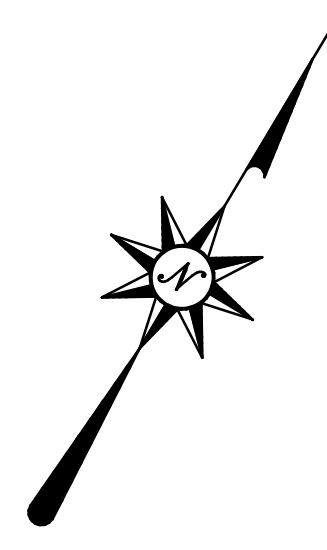
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.



Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

UTILITIES NOTIFIED:

VERIZON PENNSYLVANIA, INC.  
MALVERN BOROUGH  
PECO ENERGY  
AQUA PENNSYLVANIA  
COMCAST CABLE COMMUNICATIONS, INC



- GENERAL NOTES:**
- BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC. ON AUGUST 11, 2021.
  - BOUNDARY SURVEY WAS BASED UPON DEEDS OF RECORD. A TITLE REPORT WAS NOT PROVIDED, THEREFORE, THE SURVEY MAY NOT DEPICT ALL RIGHTS, EASEMENTS, ETC. ATTACHED TO THE PROPERTY THAT A CURRENT AND COMPLETE TITLE REPORT MAY DISCLOSE.
  - OWNER OF RECORD: MALVERN BOROUGH  
1 E. FIRST AVE. MALVERN, PA 19355
  - SITE ADDRESS: 111 RUTHLAND AVENUE
  - RECORDING INFORMATION: DEED BOOK N/A, PAGE N/A RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS, BEING UPI 2-4-361 AT THE CHESTER COUNTY BOARD OF ASSESSMENTS.
  - BEARING BASIS FOR THE SURVEY AS SHOWN ARE REFERENCED TO NAD 83, PA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS DERIVED FROM GPS OBSERVATIONS.
  - VERTICAL DATUM - NAVD 88.
  - MALVERN FIRE COMPANY ACCESS DRIVE. REFERENCE JULY 21, 1981 DEED OF GRANT BETWEEN MALVERN BOROUGH TO MALVERN FIRE COMPANY AND HARRON CABLE TELEVISION COMPANY PER BOOK 523, PG 118-123 FOR A 28' DRIVEWAY WITHIN A 50' EASEMENT.

CONCEPTUAL LAYOUT PLAN

IMPROVEMENT PLAN  
FOR  
FIRST AVENUE BIKE PARK

MALVERN BOROUGH	CHESTER COUNTY, PA.
Edward B. Walsh & Associates, Inc.	
CIVIL ENGINEERS & SURVEYORS	Project-2780-80.1
Whiteland Business Park 855 Springdale Drive, Suite 202 Exton, Pennsylvania   19341	Date- 01/02/23
Phone: 610-903-0060	Scale- 1"=20'
Fax: 610-903-0080	Drawn- CE
	Checked- DHD
	Sheet- 1 OF 1

