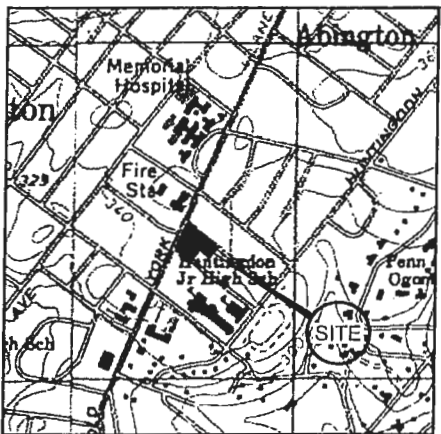


Plotted: 9-20-18 01:28am By: apowell



LOCATION MAP  
1" = 1000'

- NOTES**
- THIS PLAN, INCLUDING BOUNDARY, IS BASED ON AN ALTA/NSPS SURVEY FOR MEDIPLEX PROPERTY GROUP ABINGTON, LLC PREPARED BY CHESTER VALLEY ENGINEERS, INC., DATED NOVEMBER 3, 2017.
  - DATUM - EXISTING MARBLE MONUMENT ALONG THE RIGHT OF WAY IN ECKARD AVENUE, ASSUMED ELEVATION 500.00
  - ADJOURNER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
  - NEW DEED DESCRIPTION TO BE WRITTEN AND RECORDED.
  - UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE, ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
  - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, MAP No. 42091204100, COMMUNITY PANEL No. 04100, WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2018.
  - SITE IS SERVICED BY PUBLIC SEWER AND WATER.
  - FIRE HYDRANT LOCATED AT OLD YORK ROAD AND GUERNSEY AVENUE AND OLD YORK ROAD AND ECKARD AVENUE
  - SOIL DELINEATION LINES TAKEN FROM PDW STATE COLLEGE OF AGRICULTURAL SCIENCES COOPERATIVE EXTENSION SOIL MAP VERSION 2.
  - PER SURFACE EVIDENCE OBSERVED THERE ARE NO SEWAGE INFILTRATION AREAS OR WELLS IN THE VICINITY OF THE PROPOSED INFILTRATION SYSTEM.
  - SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY ABINGTON TOWNSHIP AND SEWER AUTHORITY.
  - SANITARY SEWERAGE FACILITIES MUST BE IN CONFORMANCE WITH PENNSYLVANIA "BUILDER'S WASTEWATER EXTENSION AGREEMENT", AS AMENDED FROM TIME TO TIME.
  - PUBLIC WATER FACILITIES MUST BE IN CONFORMANCE WITH PENNSYLVANIA "BUILDER'S WATER EXTENSION AGREEMENT", AS AMENDED FROM TIME TO TIME.
  - ALL LANDSCAPING AS SHOWN ON LANDSCAPE PLAN SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DEBRIS, RUBBISH, WEEDS, AND TALL GRASS.
  - MAINTENANCE OF SIDEWALKS ON AND DIRECTLY ADJACENT TO THE SUBJECT PROPERTY, WITHIN THE RIGHT-OF-WAY, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**POSTED SPEED LIMITS**

| STREET          | POSTED SPEED LIMIT |
|-----------------|--------------------|
| OLD YORK ROAD   | 35 MPH             |
| ECKARD AVENUE   | 25 MPH             |
| GUERNSEY AVENUE | 25 MPH             |

**LEGEND**

| EXISTING       | PROPOSED       |
|----------------|----------------|
| CONCRETE CURB  | CONCRETE CURB  |
| CONC. SIDEWALK | CONC. SIDEWALK |
| FINISHLINE     | FINISHLINE     |
| RIGHT OF WAY   | RIGHT OF WAY   |
| PROPERTY LINE  | PROPERTY LINE  |
| IRON PIN       | IRON PIN       |
| MONUMENT       | MONUMENT       |
| SIGN           | SIGN           |
| LIGHT          | LIGHT          |

**DEMOLITION NOTE**

BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALSO ALL UTILITIES SERVICES TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING HAZARDOUS MATERIAL IN ACCORDANCE WITH PADEP REQUIREMENTS. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 280.1 ET. SEQ. AND 287.1 ET. SEQ.

**LAND DEVELOPMENT STATEMENT OF INTENT**

THE PURPOSE OF THIS PLAN IS TO SHOW THE REQUIREMENTS NECESSARY TO DEVELOP A TWO-STORY MEDICAL OFFICE BUILDING. THE PLAN INCLUDES THE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED DEVELOPMENT SUCH AS GRADING, LANDSCAPING, AND STORMWATER MANAGEMENT FACILITIES.

**ADA CROSSWALK/SIDEWALK NOTES:**

- WHERE SIDEWALK SLOPE EXCEEDS 5% A NON-SUP SURFACE SHALL BE PROVIDED.
- ALL CROSSWALK SLOPES SHALL BE IN COMPLIANCE WITH ALL ADA STANDARDS.
- SEE HOOP PERMIT PLANS FOR ALL HANDICAPPED RAMP AND SIDEWALK WITHIN RIGHT-OF-WAY

**EXTERNAL AGENCY APPROVALS**

- CONSERVATION DISTRICT APPROVAL (NPDES PERMIT)
- WATER SERVICE AVAILABILITY LETTER
- SERVICE AVAILABILITY LETTER FROM PECO

**DEMOLITION NOTES**

- ALL EXISTING BUILDINGS, LANDSCAPING, PAVEMENT, AND OTHER PHYSICAL FEATURES WITHIN THE SITE ARE TO BE DEMOLISHED.
- CONTRACTOR TO CONTACT ALL UTILITY PROVIDERS TO SCHEDULE SERVICE SHUT OFF PRIOR TO DEMOLITION.

**SITE INFORMATION**

ADDRESSES:  
1137, 1141, 1145, 1151 OLD YORK ROAD  
1885, 1883 GUERNSEY AVENUE  
1886, 1854 ECKARD AVENUE  
ABINGTON, PA 19001

PREMISES A, TRACT 1  
TMP# 30-277-01  
FOLIO NO.: 30-00-49780-00-5

PREMISES B, TRACT 2  
TMP# 30-277-02  
FOLIO NO.: 30-00-14912-00-7

PREMISES C, TRACT 3  
TMP# 30-277-03  
FOLIO NO.: 30-00-14918-00-3

PREMISES D, TRACT 4  
TMP# 30-277-04  
FOLIO NO.: 30-00-14920-00-8

PREMISES E, TRACT 5  
TMP# 30-277-05  
FOLIO NO.: 30-00-25598-00-8

PREMISES F, TRACT 6  
TMP# 30-277-06  
FOLIO NO.: 30-00-25800-00-2

PREMISES G, TRACT 7  
TMP# 30-277-07  
FOLIO NO.: 30-00-49788-00-8

PREMISES H, TRACT 8  
TMP# 30-277-08  
FOLIO NO.: 30-00-49772-00-4

PREMISES I, TRACT 9  
TMP# 30-277-09  
FOLIO NO.: 30-00-49778-00-9

**OPEN SPACE NOTES**

- THE PROPOSED PLAZA AREA AND STREET WALL WILL REMAIN UNDER THE PRIVATE OWNERSHIP OF THE LANDOWNER.
- AN ADDITIONAL 10 FEET OF RIGHT OF WAY IS PROPOSED TO BE DEDICATED ALONG OLD YORK ROAD FOR THE USE OF SIDEWALK AND PUBLIC UTILITIES ALREADY IN USE WITHIN AN EASEMENT.

**PARKING CALCULATION AND REDUCTIONS**

- 2304(F)(2) - USE F-2 MEDICAL CLINIC OR OFFICE - 1 PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA, PER ZONING SECTION 2305(B) - GROSS LEASABLE FLOOR AREA IS MEASURED BY THE EXTERIOR BUILDING WALLS. MANUS FLOOR AREAS OF THE BUILDING DEVOTED TO: BASEMENT AND GARAGE SPACE UTILIZED STRICTLY AS STORAGE, MECHANICAL AND BUILDING UTILITY SPACES SUCH AS ELEVATOR SHAFTS, WATER CLOSETS, AND BUILDING EQUIPMENT ROOMS, COMMON HALLWAYS AND STAIRWAYS, AESTHETIC LOGGERS USED FOR ARCHITECTURAL ENHANCEMENT OR DISPLAY AND NOT USED OR INTENDED FOR BUSINESS USE.
- 2306(A)(2) - USES WITHIN 200 FEET OF A BUS SHELTER STATION ARE PERMITTED A 25% REDUCTION IN THE REQUIRED NUMBER OF AUTOMOBILE PARKING SPACES - 257(A) BUS ROUTE 53 STOPS ARE LOCATED AT THE INTERSECTION OF ECKARD AND OLD YORK ROAD AND GUERNSEY AND OLD YORK ROAD DIRECTLY ADJACENT TO THE SITE.
- 2306(A)(3) - USES WITH A DEFINED PEDESTRIAN WALKWAY AND BICYCLE TRAIL SYSTEMS LEADING TO SURROUNDING RESIDENTIAL NEIGHBORHOODS AND RESIDENTIAL NEIGHBORHOODS ON A REGULAR AND LONG TERM BASIS ARE PERMITTED A 35% REDUCTION IN THE REQUIRED NUMBER OF AUTOMOBILE PARKING SPACES - SITE IS LOCATED ALONG OLD YORK ROAD WITH A DEFINED RESIDENTIAL NEIGHBORHOOD THAT IS READILY ACCESSIBLE VIA SIDEWALKS.

**ZONING DATA**

R-4 ZONING DISTRICT  
PROPOSED USE: COMMERCIAL PARKING LOT<sup>11</sup>

| REQUIREMENT         | PROPOSED   |
|---------------------|------------|
| LOT AREA            | 7,500 S.F. |
| LOT WIDTH           | 50 FT      |
| LOT DEPTH           | 100 FT     |
| BUILDING SETBACKS   |            |
| FRONT YARD          | 20 FT      |
| SIDE YARD           | 10 FT      |
| REAR YARD           | 25 FT      |
| BUILDING COVERAGE   | 40% MAX    |
| IMPERVIOUS COVERAGE | 55% MAX    |

<sup>11</sup> ZONING REQUIREMENTS FOR PORTION OF PROJECT WITHIN R-4 IN THE ALTERNATIVE, A VARIANCE REQUEST TO ALLOW THE USE OF A PARKING LOT WITHIN THE R-4 RESIDENTIAL ZONING DISTRICT TO SUPPORT A MEDICAL OFFICE BUILDING LOCATED IN THE MS-L DISTRICT.

**ZONING DATA**

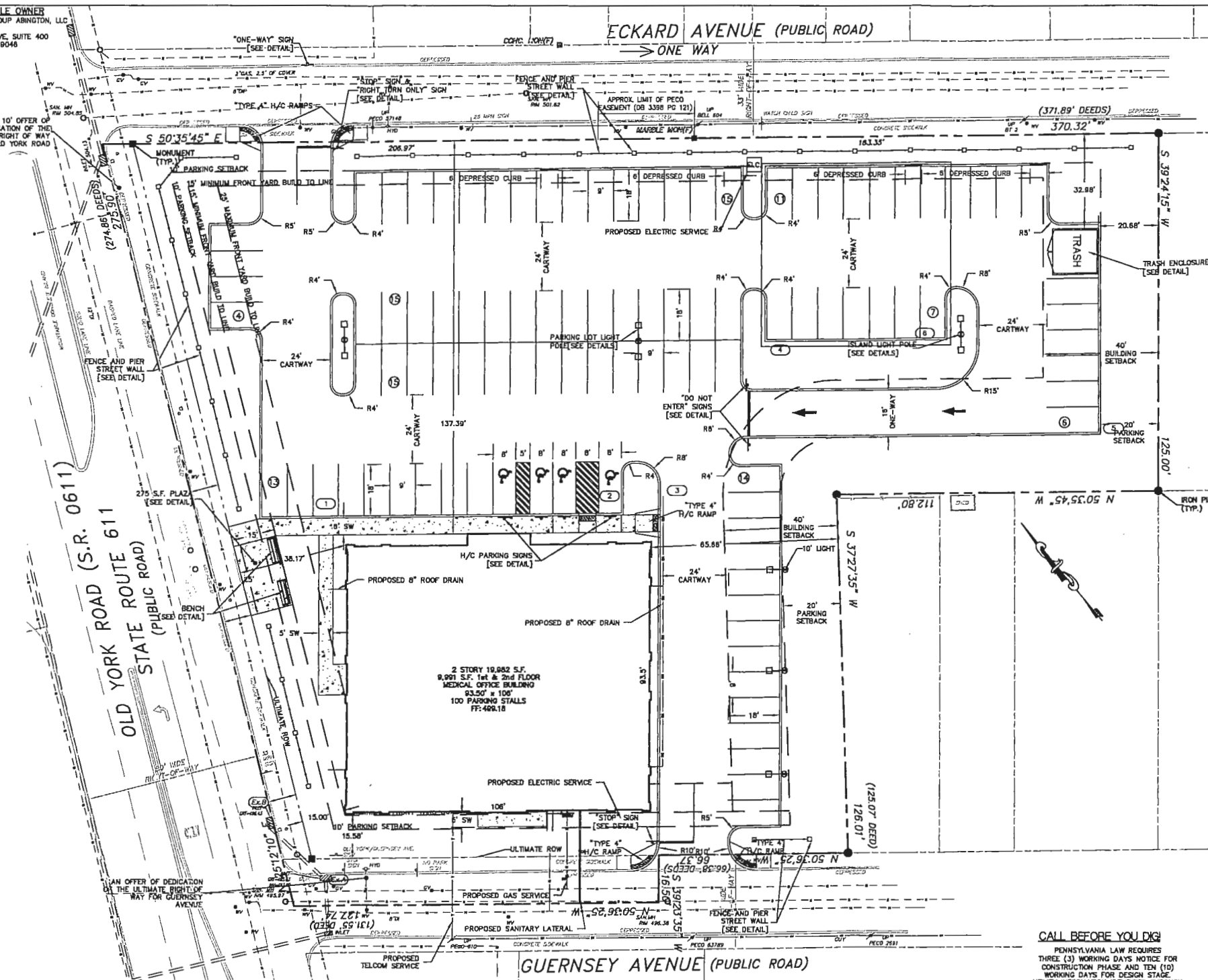
MS-L ZONING DISTRICT  
PROPOSED USE: F-2 MEDICAL OFFICE BUILDING<sup>11</sup>

| REQUIREMENT                    | PROPOSED                               |
|--------------------------------|--|
| LOT AREA                       | 10,000 S.F.                            |
| LOT WIDTH                      | 100 FT                                 |
| GREEN AREA                     | 35% MIN <sup>12</sup> , 25% WITH BONUS |
| MAX. BLDG. HEIGHT              | 35 FT                                  |
| TRIPLE FRONTAGE BUILDING ZONE  |  |
| OLD YORK ROAD                  | 25 FT MAX, 15 FT MIN                   |
| GUERNSEY AVE.                  | 25 FT MAX, 15 FT MIN                   |
| ECKARD AVE.                    | 15 FT MIN                              |
| SIDE YARD                      | 10 FT MIN                              |
| REAR YARD                      | 20 FT MIN                              |
| BUILDING SETBACK FROM R-4      | 40 FT MIN                              |
| TRASH STORAGE SETBACK FROM R-4 | 20 FT MIN                              |

<sup>11</sup> ZONING REQUIREMENTS FOR PORTION OF PROJECT WITHIN MS-L  
<sup>12</sup> A SPECIAL EXCEPTION IS REQUIRED FOR F-2 MEDICAL OFFICE USE IN MS-L  
<sup>13</sup> A 10% DECREASE OF REQUIRED GREEN SPACE IS ALLOWED WITH TWO BONUS POINTS. TWO BONUS FEATURES USED ON-SITE ARE CORNER PROPERTY PLAZA OF AT LEAST 350 SQUARE FEET AND A TOWER ELEMENT OF AT LEAST 3 FEET IN HEIGHT ABOVE ROOF LINE.

THE FOLLOWING BONUS ARE OFFERED IN EXCHANGE FOR REDUCTION IN GREEN SPACE REQUIREMENT. 2 POINTS ARE REQUIRED FOR A 10% REDUCTION IN REQUIRED GREEN SPACE.

|       |            |
|-------|------------|
| PLAZA | (1 POINT)  |
| TOWER | (1 POINT)  |
| TOTAL | (2 POINTS) |



**CERTIFICATE FOR APPROVAL BY TOWNSHIP COUNCIL**

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

ATTEST

PRESIDENT \_\_\_\_\_

SECRETARY \_\_\_\_\_

ENGINEER \_\_\_\_\_

APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

FILE NO. \_\_\_\_\_

ATTEST

SECRETARY \_\_\_\_\_

85 SPACES REQUIRED

4 SPACE REDUCTION

81 SPACES REQUIRED

100 SPACES PROVIDED

**CERTIFICATION AND ACKNOWLEDGEMENT OF SUBDIVISION AND LAND DEVELOPMENT PLANS**

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGES HIMSELF TO BE \_\_\_\_\_ BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, AND THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENJOINED THEREON AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

BY: \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**ENGINEER'S CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS ARE IN CONFORMANCE WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE ORDINANCES OF THIS TOWNSHIP, AND HAVE BEEN PREPARED IN ACCORDANCE WITH ACT 367 OF THE COMMONWEALTH OF PENNSYLVANIA, KNOWN AS THE "ENGINEER, LAND SURVEYOR, AND GEOLOGIST REGISTRATION LAW" (P.L. 913, No. 367), AS AMENDED.

SIGNATURE OF ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PE 078540

P.E. LICENSE NUMBER \_\_\_\_\_

**PROPOSED LAYOUT PLAN**

FOR

MEDIPLEX ABINGTON

1137-1151 OLD YORK ROAD

ABINGTON TOWNSHIP

MONTGOMERY COUNTY, PA

**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

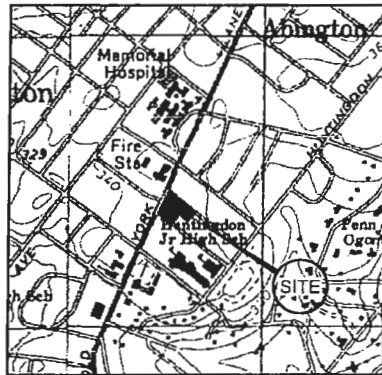
DATE: 09/21/18  
SCALE: 1"=20'  
DRAWN BY: ASB  
CHECKED BY: \_\_\_\_\_  
PROJ. NO.: 1742  
SHEET NO. C-4  
SHEET 4 OF 18

**ADAM B. POWELL**  
REGISTERED PROFESSIONAL ENGINEER  
PENNSYLVANIA

**LINN ARCHITECTS**  
ARCHITECTURE  
ENGINEERING  
SITE PLANNING  
INTERIOR DESIGN

1740 N. PROVIDENCE ROAD  
MEDIA, PENNSYLVANIA 19063  
TEL: 610-566-7044  
FAX: 610-566-0328

Plotted: 10-10-18 01:12:10pm By: opowell



LOCATION MAP  
1" = 1000'

NOTES

1. THIS PLAN, INCLUDING BOUNDARY, IS BASED ON AN ALTA/SURVEY FOR MEDIPLEX PROPERTY GROUP ABINGTON, LLC PREPARED BY CHESTER VALLEY ENGINEERS, INC., DATED NOVEMBER 3, 2017.
2. DATUM - EXISTING MARBLE MONUMENT ALONG THE RIGHT OF WAY IN ECKARD AVENUE, ASSUMED ELEVATION 500.00
3. ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
4. NEW DEED DESCRIPTION TO BE WRITTEN AND RECORDED.
5. UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE, ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
6. BY GRADING PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, MAP NO. 4209104100, COMMUNITY PANEL NO. 04100, WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016.
7. SITE IS SERVED BY PUBLIC SEWER AND WATER.
8. FIRE HYDRANT LOCATED AT OLD YORK ROAD AND GUERNSEY AVENUE AND OLD YORK ROAD AND ECKARD AVENUE.
9. SOIL DELINEATION LINES TAKEN FROM PENN STATE COLLEGE OF AGRICULTURAL SCIENCES COOPERATIVE EXTENSION SOIL MAP W03000 Z.
10. PER SURFACE EVIDENCE OBSERVED THERE ARE NO SEWER INFILTRATION AREAS OR WELLS IN THE VICINITY OF THE PROPOSED INFILTRATION SYSTEM.
11. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY ABINGTON TOWNSHIP AND SEWER AUTHORITY.
12. SANITARY SEWERAGE FACILITIES MUST BE IN CONFORMANCE WITH PENNSYLVANIA "BUILDER'S WATER EXTENSION AGREEMENT", AS AMENDED FROM TIME TO TIME.
13. PUBLIC WATER FACILITIES MUST BE IN CONFORMANCE WITH PENNSYLVANIA "BUILDER'S WATER EXTENSION AGREEMENT", AS AMENDED FROM TIME TO TIME.
14. ALL LANDSCAPE AS SHOWN ON LANDSCAPE PLAN SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DEBRIS, RUBBISH, WOODS, AND TALL GRASS.
15. MAINTENANCE OF SIDEWALKS ON AND DIRECTLY ADJACENT TO THE SUBJECT PROPERTY, WITHIN THE RIGHT-OF-WAY, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

| ZONING DATA   |                        |                     |
|---|------------------------|---------------------|
| MS-L ZONING DISTRICT                                    |                        |                     |
| PROPOSED USE: F-2 MEDICAL OFFICE BUILDING <sup>14</sup> |                        |                     |
| REQUIREMENT   |                        | PROPOSED            |
| LOT AREA  | 10,000 S.F.            | 48,998 S.F. (NET)   |
| LOT WIDTH   | 100 FT                 | 236 FT              |
| CORNER AREA   | 338 SQ. FT. WITH BOWLS | 26.8K (13,415 S.F.) |
| MAX. BLDG. HEIGHT                                       | 35 FT                  | 2 STORES; 43.5 FT   |
| TRIPLE FRONTAGE BUILDING ZONE                           |                        |                     |
| OLD YORK ROAD   | 25 FT MAX. 13 FT MIN   | 13 FT               |
| GUERNSEY AVE.   | 25 FT MAX. 13 FT MIN   | 13 FT               |
| ECKARD AVE.   | 15 FT MIN              | 138 FT              |
| SIDE YARD   | 10 FT MIN              | 68 FT               |
| REAR YARD   | 20 FT MIN              | N/A                 |
| BUILDING SETBACK FROM R-4                               | 40 FT MIN              | 88 FT               |
| TRASH STORAGE SETBACK FROM R-4                          | 20 FT MIN              | 20 FT               |

<sup>14</sup> ZONING REQUIREMENTS FOR PORTION OF PROJECT WITHIN MS-L  
<sup>15</sup> A SPECIAL EXCEPTION IS REQUIRED FOR F-2 MEDICAL OFFICE USE IN MS-L  
<sup>16</sup> A 10% DECREASE OF REQUIRED GREEN SPACE IS ALLOWED WITH TWO BOWLS POINTS. TWO BOWLS POINTS USED ON-SITE ARE CORNER PROPERTY PLAZA OF AT LEAST 300 SQUARE FEET AND A TOWER ELEMENT OF AT LEAST 3 FEET IN HEIGHT ABOVE ROOF LINE.

THE FOLLOWING BOWLS ARE OFFERED IN EXCHANGE FOR REDUCTION IN GREEN SPACE REQUIREMENT: 3 POINTS ARE REQUIRED FOR A 10% REDUCTION IN REQUIRED GREEN SPACE.

|       |            |
|-------|------------|
| PLAZA | (1 POINT)  |
| TOWER | (1 POINT)  |
| TOTAL | (2 POINTS) |

| ZONING DATA  |            |                  |
|--|------------|------------------|
| R-4 ZONING DISTRICT <sup>17</sup>                  |            |                  |
| PROPOSED USE: COMMERCIAL PARKING LOT <sup>18</sup> |            |                  |
| REQUIREMENT  |            | PROPOSED         |
| LOT AREA   | 7,300 S.F. | 18,440 S.F.      |
| LOT WIDTH  | 50 FT      | 163 FT           |
| LOT DEPTH  | 100 FT     | 125 FT           |
| BUILDING SETBACKS                                  |            |                  |
| FRONT YARD   | 20 FT      | N/A              |
| SIDE YARD  | 10 FT      | N/A              |
| REAR YARD  | 25 FT      | N/A              |
| BUILDING COVERAGE                                  |            |                  |
| IMPERVIOUS COVERAGE                                | 40% MAX    | N/A              |
|  | 53% MAX    | 53% (6,300 S.F.) |

<sup>17</sup> ZONING REQUIREMENTS FOR PORTION OF PROJECT WITHIN R-4  
<sup>18</sup> CONTINUATION OF EXISTING LEGAL NON CONFORMING USE OF COMMERCIAL PARKING IN R-4, OR IN THE ALTERNATIVE, A VARIANCE REQUEST TO ALLOW THE USE OF A PARKING LOT WITHIN THE R-4 RESIDENTIAL ZONING DISTRICT TO SUPPORT A MEDICAL OFFICE BUILDING LOCATED IN THE MS-L DISTRICT.

| POSTED SPEED LIMITS |                    |
|---------------------|--------------------|
| 1 STREET            | POSTED SPEED LIMIT |
| OLD YORK ROAD       | 35 MPH             |
| ECKARD AVENUE       | 25 MPH             |
| GUERNSEY AVENUE     | 25 MPH             |

| LEGEND         |                |
|----------------|----------------|
| EXISTING       | PROPOSED       |
| CONCRETE CURB  | CONCRETE CURB  |
| HANDICAP RAMP  | HANDICAP RAMP  |
| CONC. SIDEWALK | CONC. SIDEWALK |
| PROPERTY LINE  | PROPERTY LINE  |
| IRON PIN       | IRON PIN       |
| MONUMENT       | MONUMENT       |
| SIGN           | SIGN           |
| LIGHT          | LIGHT          |

**DEMOLITION NOTE**  
 BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DAMAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DEPOSED OF PROPERLY. ALSO ALL UTILITIES SERVICES TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING HAZARDOUS MATERIAL IN ACCORDANCE WITH PA DEP REQUIREMENTS. ALL MATERIALS AND WASTES SHALL BE DEPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEC. AND 267.1 ET. SEC.

**LAND DEVELOPMENT STATEMENT OF INTENT**  
 THE PURPOSE OF THIS PLAN IS TO SHOW THE REQUIREMENTS NECESSARY TO DEVELOP A TWO-STORY MEDICAL OFFICE BUILDING. THE PLAN INCLUDES THE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED DEVELOPMENT SUCH AS GRADING, LANDSCAPING, AND STORMWATER MANAGEMENT FACILITIES.

**ADA CROSSWALK/SIDEWALK NOTES:**  
 1. WHERE SIDEWALK SLOPE EXCEEDS 2% A NON-SURFACE SHALL BE PROVIDED.  
 2. ALL CROSSWALK SLOPES SHALL BE IN COMPLIANCE WITH ALL ADA STANDARDS.  
 3. SEE NEW PERMIT PLANS FOR ALL HANDICAPPED RAMP AND SIDEWALK WITHIN RIGHT-OF-WAY.

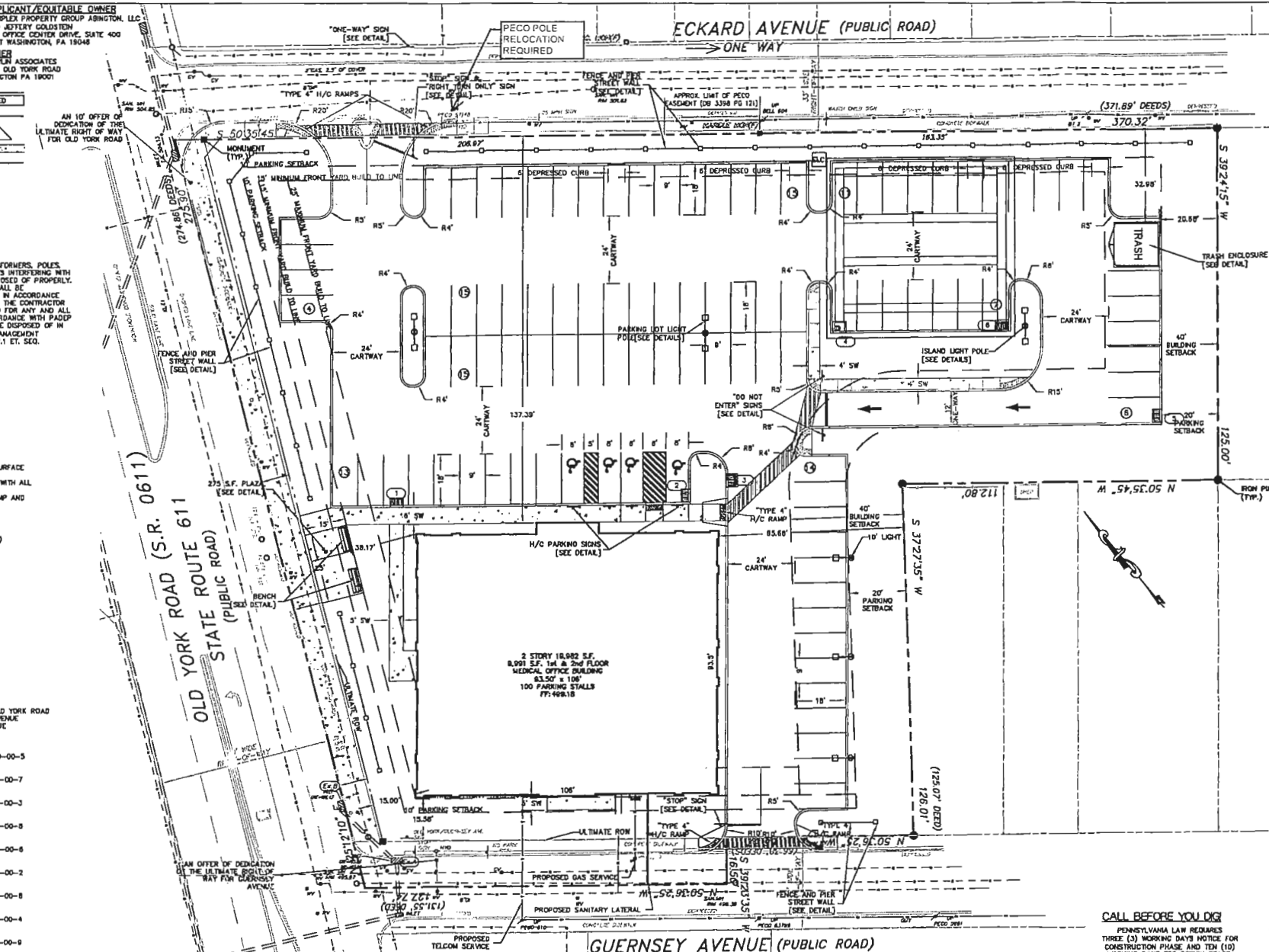
**EXTERNAL AGENCY APPROVALS**  
 1. CONSERVATION DISTRICT APPROVAL (DIPES PERMIT)  
 2. WATER SERVICE AVAILABILITY LETTER  
 3. SERVICE AVAILABILITY LETTER FROM PECO

**DEMOLITION NOTES**  
 1. ALL EXISTING BUILDINGS, LANDSCAPING, PAVEMENT, AND OTHER PHYSICAL FEATURES WITHIN THE SITE ARE TO BE DEMOLISHED.  
 2. CONTRACTOR TO CONTACT ALL UTILITY PROVIDERS TO SCHEDULE SERVICE SHUT OFF PRIOR TO DEMOLITION.

**SITE INFORMATION**  
 ADDRESS:  
 1137, 1141, 1145, 1151 OLD YORK ROAD  
 1865, 1869 GUERNSEY AVENUE  
 1868, 1854 ECKARD AVENUE  
 ABINGTON, PA 19001  
 \*PRELIMINARY TRACT I\*  
 TMP# 30-277-81  
 FOLD NO. 30-00-49780-00-3  
 \*PRELIMINARY TRACT II\*  
 TMP# 30-277-84  
 FOLD NO. 30-00-14812-00-7  
 \*PRELIMINARY TRACT III\*  
 TMP# 30-277-81  
 FOLD NO. 30-00-14818-00-3  
 \*PRELIMINARY TRACT IV\*  
 TMP# 30-277-81  
 FOLD NO. 30-00-14920-00-8  
 \*PRELIMINARY TRACT V\*  
 TMP# 30-277-81  
 FOLD NO. 30-00-23096-00-6  
 \*PRELIMINARY TRACT VI\*  
 TMP# 30-277-81  
 FOLD NO. 30-00-25600-00-2  
 \*PRELIMINARY TRACT VII\*  
 TMP# 30-277-83  
 FOLD NO. 30-00-49768-00-8  
 \*PRELIMINARY TRACT VIII\*  
 TMP# 30-277-84  
 FOLD NO. 30-00-49772-00-4  
 \*PRELIMINARY TRACT IX\*  
 TMP# 30-277-83  
 FOLD NO. 30-00-49776-00-9

**OPEN SPACE NOTES**  
 1. PROPOSED PLAZA AREA AND STREET WALL WILL REMAIN UNDER THE PRIVATE OWNERSHIP OF THE PROPERTY OWNER.  
 2. AN ADDITIONAL 10 FEET OF RIGHT OF WAY IS PROPOSED TO BE DEDICATED ALONG OLD YORK ROAD FOR THE USE OF SIDEWALK AND PUBLIC UTILITIES ALREADY IN USE WITHIN AN EASEMENT.

**PARKING CALCULATION AND REDUCTIONS**  
 2306(A)(1) - USE F-2 MEDICAL CLINIC OR OFFICE - 1 PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA, PER ZONING SECTION 2306(B) - GROSS LEASABLE FLOOR AREA IS MEASURED BY THE EXTERIOR BUILDING WALLS, MINUS FLOOR AREAS OF THE BUILDING DEVOTED TO BASEMENT AND GRAVE SPACE UTILIZED STRICTLY AS STORAGE, MECHANICAL AND BUILDING UTILITY SPACES SUCH AS ELEVATOR SHAFTS, WATER CLOSETS, AND BUILDING EQUIPMENT ROOMS, COMMON HALLWAYS AND STAIRWAYS, AESTHETIC LOBBIES USED FOR ARCHITECTURAL ENHANCEMENT OR DISPLAY AND NOT USED OR INTENDED FOR BUSINESS USE.  
 18,662 S.F. GROSS FLOOR AREA:  
 8,341 S.F. 1ST FLR. GROSS LEASABLE AREA:  
 8,341 S.F. 2ND FLR. GROSS LEASABLE AREA:  
 18,662 S.F. TOTAL GROSS LEASABLE FLOOR AREA X 1 SPACE PER 200 S.F.  
 93 SPACES REQUIRED  
 2306(A)(2) - USES WITHIN 200 FEET OF A BUS SHELTER STATION ARE PERMITTED A 25% REDUCTION IN THE REQUIRED NUMBER OF AUTOMOBILE PARKING SPACES - SEE 'A' BUS ROUTE 55 STOPS ARE LOCATED AT THE INTERSECTION OF ECKARD AND OLD YORK ROAD AND GUERNSEY AND OLD YORK ROAD DIRECTLY ADJACENT TO THE SITE.  
 2306(A)(3) - USES WITH A DESIGNATED PEDESTRIAN WALKWAY AND BICYCLE TRAIL SYSTEMS LEADING TO SURROUNDING RESIDENTIAL NEIGHBORHOODS AND RESIDENTIAL NEIGHBORHOODS ON A REGULAR AND LONG TERM BASIS ARE PERMITTED A 25% REDUCTION IN THE REQUIRED NUMBER OF AUTOMOBILE PARKING SPACES - SITE IS LOCATED ALONG OLD YORK ROAD WITHIN A DESIGNATED RESIDENTIAL NEIGHBORHOOD THAT IS READILY ACCESSIBLE VIA SIDEWALKS.  
 4 SPACES REDUCTION  
 81 SPACES REQUIRED  
 100 SPACES PROVIDED



**CERTIFICATE FOR APPROVAL BY TOWNSHIP COUNCIL**  
 APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 ATTEST \_\_\_\_\_  
 PRESIDENT  
 SECRETARY  
 ENGINEER  
 APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 FILE NO. \_\_\_\_\_  
 ATTEST \_\_\_\_\_  
 SECRETARY

**CERTIFICATION AND ACKNOWLEDGMENT OF SUBMISSION AND LAND DEVELOPMENT PLANS**  
 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGES HIMSELF TO BE \_\_\_\_\_ BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, AND THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREIN AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DAILY RECORDED.  
 WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.  
 BY: \_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**ENGINEER'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS ARE IN CONFORMANCE WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE ORDINANCES OF THIS TOWNSHIP, AND HAVE BEEN PREPARED IN ACCORDANCE WITH ACT 387 OF THE COMMONWEALTH OF PENNSYLVANIA, KNOWN AS THE "ENGINEER, LAND SURVEYOR, AND GEOLOGIST REGISTRATION LAW" (P.L. 913, No. 367), AS AMENDED.  
 SIGNATURE OF ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 PE 078540  
 P.E. LICENSE NUMBER

**PROPOSED LAYOUT PLAN FOR MEDIPLEX ABINGTON 1137-1151 OLD YORK ROAD MONTGOMERY COUNTY, PA**

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
| NO.       |      |             |

DATE: 09/21/18  
 SCALE: 1"=50'  
 DRAWN BY: T-007  
 CHECKED BY: ALP  
 SHEET NO. C-4  
 SHEET 4 OF 16

**LINN ARCHITECTS**  
 ARCHITECTURE  
 ENGINEERING  
 SITE PLANNING  
 INTERIOR DESIGN  
 140 N. PROVIDENCE ROAD  
 MEDIA, PENNSYLVANIA 19063  
 TEL: 610-366-7044  
 FAX: 610-366-3028

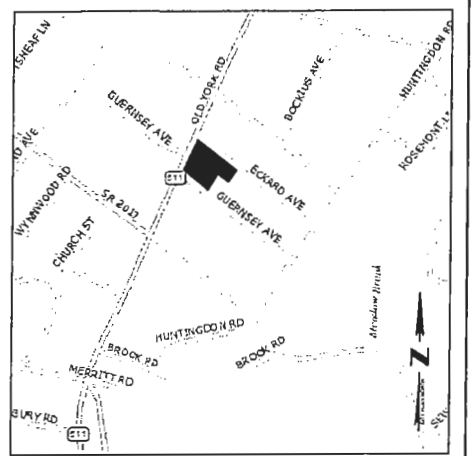
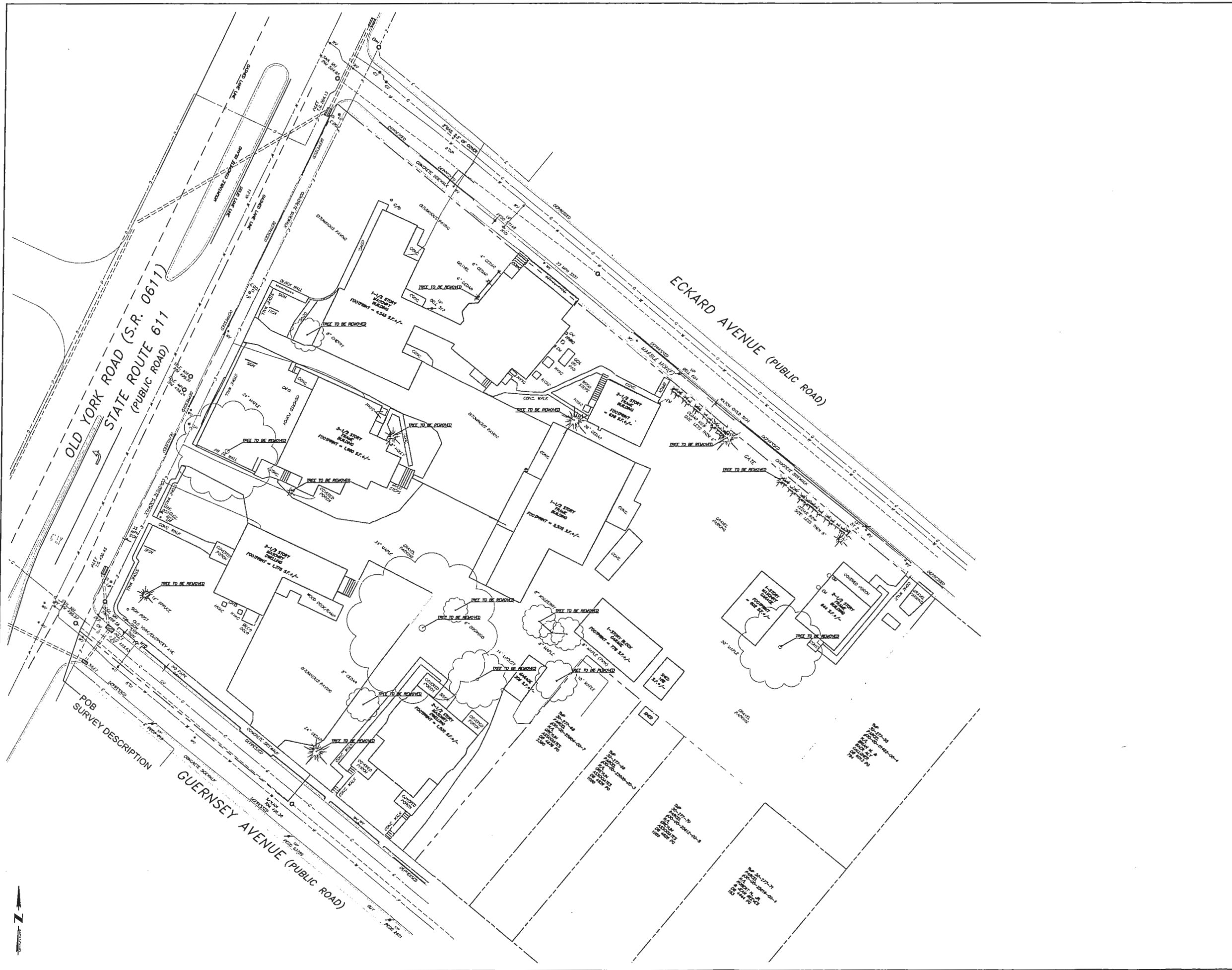
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 SHEET NO. C-4  
 SHEET 4 OF 16



LOCATION MAP SCALE 1"=1000'

- LEGEND**
- |  |                           |  |                           |
|--|---------------------------|--|---------------------------|
|  | EXISTING FEATURES         |  | TELECOMMUNICATION MANHOLE |
|  | WATER MANHOLE             |  | ELECTRICAL MANHOLE        |
|  | SANITARY MANHOLE          |  | CITY INLET                |
|  | FIRE HYDRANT              |  | WATER VALVE               |
|  | GAS VALVE                 |  | SEWER VENT                |
|  | UTILITY POLE              |  | SIGN                      |
|  | STREET LIGHT              |  | BOLLARD                   |
|  | ROOF DRAIN                |  | COMBINED SEWER            |
|  | UNDERGROUND WATER LINE    |  | UNDERGROUND GAS LINE      |
|  | UNDERGROUND ELECTRIC LINE |  | OVERHEAD UTILITY LINE     |
|  | FENCE LINE                |  | EXISTING BUILDING         |
|  | EXISTING WALL             |  |                           |

EXISTING FEATURES ARE BASED ON A SURVEY PREPARED BY J. DAVID SHULA

**OWNER OF RECORD**  
GREYLN ASSOCIATES  
1145 OLD YORK ROAD  
ABINGTON PA 19001



**NOTE:** PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |

1137-51 Old York Road  
Montgomery County  
Abington, Pennsylvania 19001

prepared for:  
**Mediplus Property Group Abington, LLC**  
C/O Jeffrey Goldstein  
500 Office Center Drive, Suite 400  
Fort Washington PA 19034  
prepared by:  
*David J. Plante*

**DAVID J. PLANTE** Professional Engineer PA No. PE-043820-E  
**Ruggiero Plante Land Design**  
4220 Main Street Philadelphia, PA 19127  
phone 215.575.3900 fax 215.505.3500 www.ruggieroplante.com

Plan Date: September 20, 2018 Scale: 1" = 20'  
20' 10' 0' 20'

Sheet Title: EXISTING FEATURES PLAN  
Sheet 1 of 3 **C-13**





PROPOSED PLANT SCHEDULE

| KEY                     | QTY | LATIN NAME                        | COMMON NAME                 | SIZE                                 | NOTES                           |
|-------------------------|-----|-----------------------------------|-----------------------------|--------------------------------------|---------------------------------|
| <b>TREES</b>            |     |                                   |                             |                                      |                                 |
| AP                      | 1   | Acer palmatum                     | Japanese maple              | 2-2 1/2 CAL. MEASURED AT 6" AT GRADE | B&B, SPECIMAN, FULL CROWN       |
| AR                      | 10  | Acer rubrum 'Fremont'             | Red Sunset Maple            | 2-2 1/2 CAL. MEASURED AT 6" AT GRADE | SPECIMAN, BRANCHED AT 7'        |
| CC                      | 3   | Cercis canadensis                 | Eastern Redbud              | 2-2 1/2 CAL. MEASURED AT 6" AT GRADE | B&B, SPECIMAN, FULL CROWN       |
| CF                      | 6   | Cornus florida                    | Flowering Dogwood           | 2-2 1/2 CAL. MEASURED AT 6" AT GRADE | B&B, SPECIMAN, FULL CROWN       |
| CP                      | 3   | Crataegus phaenocorym             | Washington Hawthorn         | 2-2 1/2 CAL. MEASURED AT 6" AT GRADE | B&B, SPECIMAN, FULL CROWN       |
| CK                      | 2   | Cornus kousa                      | Japanese Dogwood M. listeri | 1-1 1/2 CAL. MEASURED AT 6" AT GRADE | B&B, SPECIMAN, FULL CROWN       |
| GB                      | 1   | Ginkgo biloba 'Princeton Sentry'  | Princeton Sentry Ginkgo     | 2-2 1/2 CAL. MEASURED AT 6" AT GRADE | SPECIMAN, SHALE ONLY            |
| HL                      | 8   | Gleditsia macranthus L. inermis   | Honey Locust                | 2-2 1/2 CAL. MEASURED AT 6" AT GRADE | SPECIMAN, BRANCHED AT 7'        |
| PS                      | 18  | Pinus strobus                     | Eastern White Pine          | 8-10' HEIGHT                         | B&B                             |
| QP                      | 5   | Quercus palustris                 | P. n Oak                    | 3-3 1/2 CAL. MEASURED AT 6" AT GRADE | SPECIMAN, FULL CROWN            |
| ZS                      | 8   | Zelkova serrata 'Gold Falls'      | Gold Falls Zelkova          | 3-3 1/2 CAL. MEASURED AT 6" AT GRADE | SPECIMAN, BRANCHED AT 7'        |
| <b>SHRUBS</b>           |     |                                   |                             |                                      |                                 |
| CA                      | 54  | Cotoneaster apiculatus            | Cranberry Cotoneaster       | 3-3 1/2 HEIGHT                       | SPECIMAN, EQUAL IN SIZE         |
| HQ                      | 12  | Hydrangea quercifolia             | Oakleaf Hydrangea           | 3-3 1/2 HEIGHT                       | SPECIMAN, EQUAL IN SIZE         |
| IC                      | 06  | Ilex crenata 'Benneke's compacta' | Benneke's Compact Holly     | 24" - 30" HEIGHT                     | #5 CAN. SPECIMAN, EQUAL IN SIZE |
| IG                      | 50  | Ilex alabra 'Compacta'            | Compact Inkberry Holly      | 24" - 30" HEIGHT                     | #5 CAN. SPECIMAN, EQUAL IN SIZE |
| KL                      | 3   | Kalmia latifolia                  | Mountain Laurel             | 30" - 30" HEIGHT                     | SPECIMAN, EQUAL IN SIZE         |
| RK                      | 30  | Rosa 'Rusticquinn' P.P. 18207     | Knock Out Double Pink Rose  | 3 GAL.                               | UNIFORM SHAPE                   |
| SB                      | 37  | Spiraea x bumalda 'Firebelin'     | Bumald Spiraea              | 18" - 24" HEIGHT                     | SPECIMAN, EQUAL IN SIZE         |
| VD                      | 31  | Viburnum dentatum                 | Aronwood Viburnum           | 3-3 1/2 HEIGHT                       | SPECIMAN, EQUAL IN SIZE         |
| VR                      | 10  | Viburnum rhytidophyllum           | Leatherleaf Viburnum        | 3-3 1/2 HEIGHT                       | SPECIMAN, EQUAL IN SIZE         |
| <b>GROUNDCOVERS</b>     |     |                                   |                             |                                      |                                 |
| DL                      | 633 | Hemerocallis fulva                | Common Daylily              | 1 GALLON CONTAINER                   | 18" O.C.                        |
| PT                      | 147 | Patryandra terminalis             | Japanese Spurge             | PLUGS                                | 18" O.C.                        |
| <b>PERENNIALS/BULBS</b> |     |                                   |                             |                                      |                                 |
| EP                      | 18  | Echinacea purpurea                | Purple Coneflower           | 1 GALLON CONTAINER                   | 24" O.C.                        |
| RT                      | 22  | Rudbeckia triloba                 | Black-eyed Susan            | 1 GALLON CONTAINER                   | 18" O.C.                        |

Abington Township, PA. Codes and Requirements

**Section 2401 B2. Street Trees**  
Trees are to be placed a minimum of 5' from the sidewalk and no more than 15' from the sidewalk

**Section 2401 B2 C.**  
1 tree is to be planted per 40 linear feet of street frontage  
\*19 Trees Required by linear site frontage  
\*20 Trees Planted

**Section 2401 4. Buffers**  
Every 100 linear feet of buffer  
Medium Buffer  
2 canopy Trees  
2 Understory Trees  
5 Evergreen Trees  
5 Shrubs

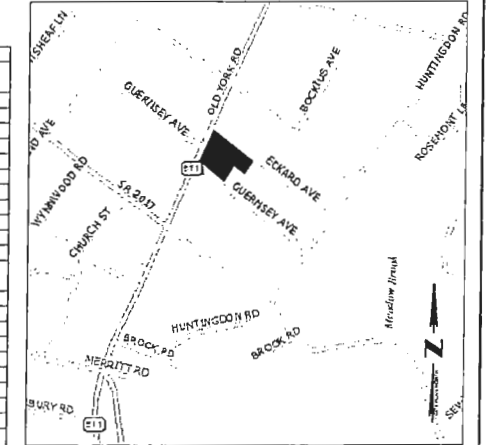
**Section 2401 A2 D. Land Development**  
b. Each tree removed with a caliper 6" or greater must be replaced with two trees, each with a caliper of 2.5" or greater  
\*17 Trees Removed x 2 Replacement Trees = 34 Trees Required

**Section 2402 2. Planting Islands**  
a. There are to be no more than 15 parking stalls in a row

**Section 2402 A2.**  
a. Each planting islands shall contain 1 tree  
\*7 Islands = 7 Trees to be planted

**Section 2402 A6. Minimum Green Area**  
10% of parking area should be designated to landscaping  
\*10% of Parking area = 3,704 sq.ft.  
\*Total Proposed Landscaping = 3,718 sq.ft.

**Section 2500 A. Street Wall**  
1 Shrub, Perennial and Grasses should be planted for every 5' of wall



LEGEND

**EXISTING FEATURES**

- TELECOMMUNICATION MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- CITY INLET
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SEWER VENT
- UTILITY POLE
- SIGN
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- COMBINED SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- EXISTING BUILDING
- EXISTING WALL

**PROPOSED FEATURES**

- BUILDING FOOTPRINT
- CONCRETE
- LAWN AREA BOUNDARY
- TREE

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