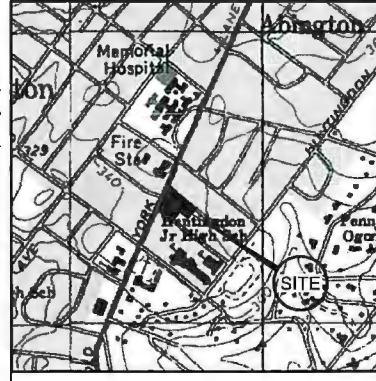


Plotted: 10-10-18 02:10pm By: appawll



LOCATION MAP 1" = 1000'

- NOTES: 1. THIS PLAN, INCLUDING BOUNDARY, IS BASED ON AN ALTA/NSPS SURVEY FOR MEDPLEX PROPERTY GROUP ABINGTON, LLC... 2. DATUM - EXISTING MARBLE MONUMENT ALONG THE RIGHT OF WAY IN ECKARD AVENUE, ASSUMED ELEVATION 500.00... 3. ADJACENT 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 GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "F" OF THE FLOOD INSURANCE RATE MAP, MAP No. 420210100, COMMUNITY PANEL No. 04100, WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016... 7. SITE IS SERVICED 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 VERSION 2... 10. PER SURFACE EVIDENCE OBSERVED THERE ARE NO SEWAGE 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 "BUILDING'S WATER EXTENSION AGREEMENT", AS AMENDED FROM TIME TO TIME... 13. PUBLIC WATER FACILITIES MUST BE IN CONFORMANCE WITH PENNSYLVANIA "BUILDING'S WATER EXTENSION AGREEMENT", AS AMENDED FROM TIME TO TIME... 14. ALL LANDSCAPING AS SHOWN ON LANDSCAPE PLAN SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DEBRIS, RUBBISH, WEEDS, 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.

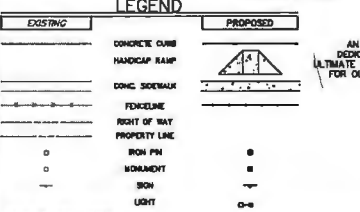
ZONING DATA MS-L ZONING DISTRICT PROPOSED USE: F-2 MEDICAL OFFICE BUILDING

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.

ZONING DATA R-4 ZONING DISTRICT PROPOSED USE: COMMERCIAL PARKING LOT

* ZONING REQUIREMENTS FOR PORTION OF PROJECT WITHIN MS-L IS A SPECIAL EXCEPTION IS REQUIRED FOR F-2 MEDICAL OFFICE USE IN MS-L... ** A 10% DECREASE OF REQUIRED GREEN SPACE IS ALLOWED WITH TWO BONUS POINTS. TWO BONUS POINTS ARE OFFERED IN EXCHANGE FOR REDUCTION IN GREEN SPACE REQUIREMENT.

POSTED SPEED LIMITS: OLD YORK ROAD 35 MPH, ECKARD AVENUE 35 MPH, GUERNSEY AVENUE 35 MPH



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...

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 5% A NON-SLIP SURFACE SHALL BE PROVIDED... 2. ALL CROSSWALK SLOPES SHALL BE IN COMPLIANCE WITH ALL ADA STANDARDS... 3. SEE TOP PERMIT PLANS FOR ALL HANDICAPPED RAMP AND SIDEWALK WITHIN RIGHT-OF-WAY

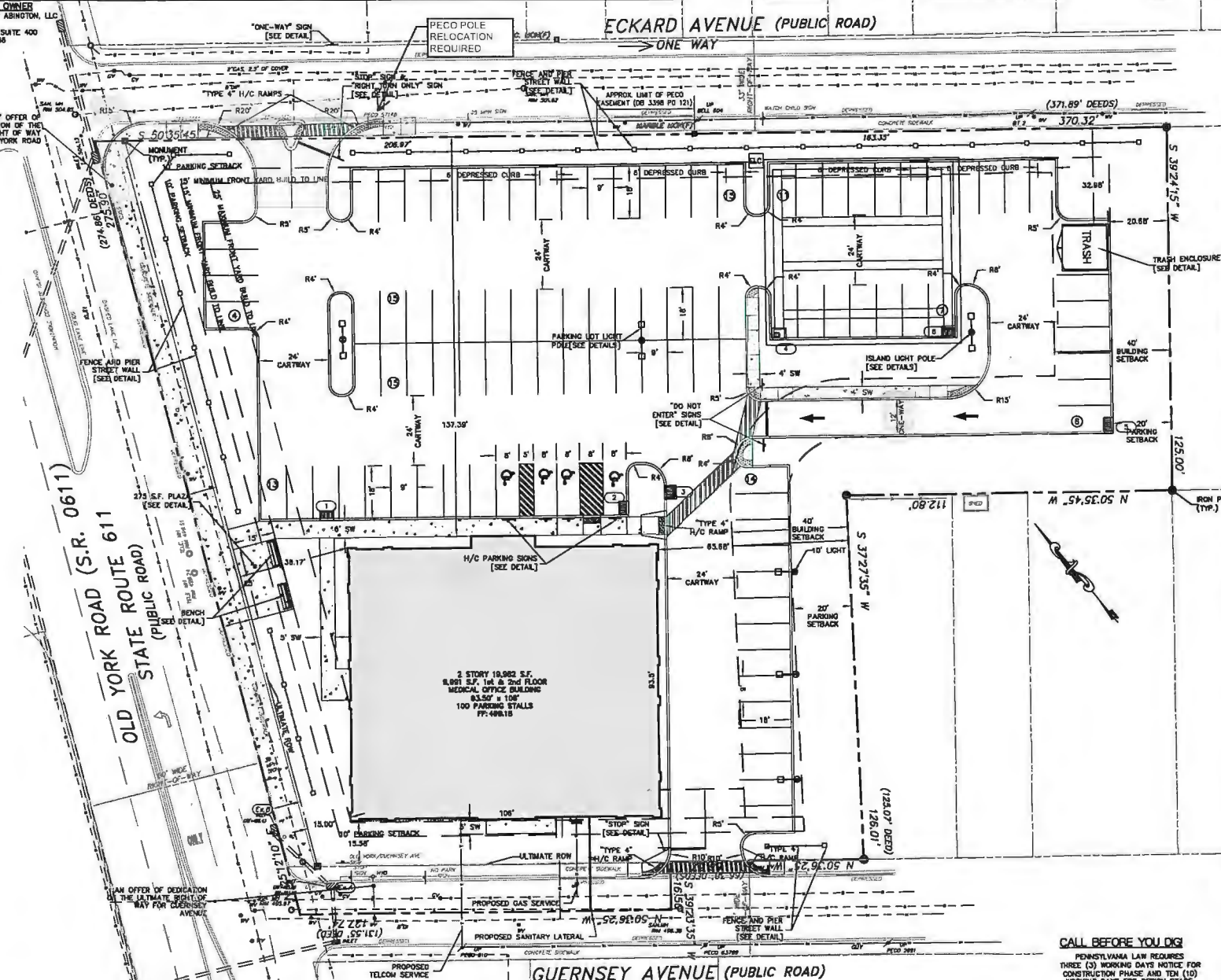
EXTERNAL AGENCY APPROVALS: 1. CONSERVATION DISTRICT APPROVAL (WPODES PERMIT) 2. WATER SERVICE AVAILABILITY LETTER 3. SERVICE AVAILABILITY LETTER FROM PECO

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: 1137, 1141, 1145, 1151 OLD YORK ROAD, 1868, 1883 GUERNSEY AVENUE, 1868, 1854 ECKARD AVENUE, ABINGTON, PA 19001

OPEN SPACE NOTES: 1. PROPOSED PLAZA AREA AND STREET WALL WILL REMAIN UNDER THE PRIVATE OWNERSHIP OF THE LANDOWNER... 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: 1. 2304(F)(2) - USE F-2: MEDICAL CLINIC OR OFFICE - 1 PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA... 2. 2304(A)(2) - USES WITHIN 200 FEET OF A BUS SHELTER STATION ARE PERMITTED A 25% REDUCTION IN THE REQUIRED NUMBER OF AUTOMOBILE PARKING SPACES... 3. 2304(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 38% REDUCTION IN THE REQUIRED NUMBER OF AUTOMOBILE PARKING SPACES.



CERTIFICATE FOR APPROVAL BY TOWNSHIP COUNCIL: APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS DAY OF 20__

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... 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 THEREON AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC: APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS DAY OF 20__

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. 813, No. 387), AS AMENDED.

CALL BEFORE YOU DIG: PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION IDENTIFIED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL.

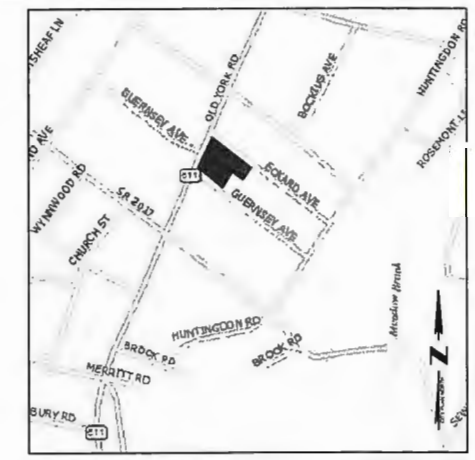
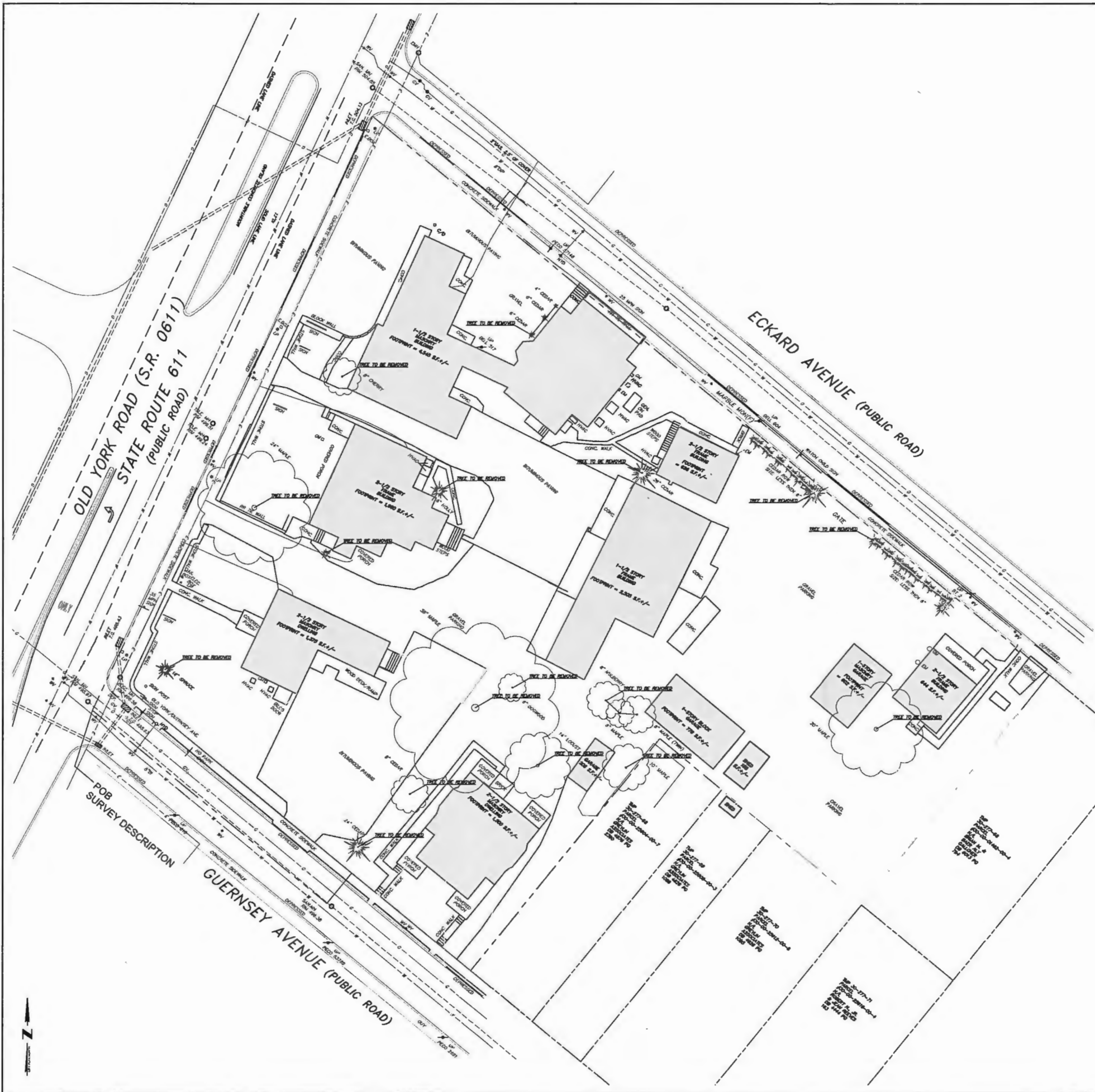
GRAPHIC SCALE: 1 inch = 20 ft. Includes signature lines for Engineer and Notary Public.

LINN ARCHITECTS: ARCHITECTURE, ENGINEERING, SITE PLANNING, INTERIOR DESIGN. 140 N. PROVIDENCE ROAD, MEDIA, PENNSYLVANIA 19063.

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

REVISIONS table with columns for NO., DESCRIPTION, DATE.

SHEET NO. C-4 OF 4. Includes signature and date lines for the engineer.



LOCATION MAP SCALE 1"=1000'

LEGEND

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

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

OWNER OF RECORD
GRIEHL 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



DAVID J. PLANTE, Professional Engineer PA No. PE-043820-E

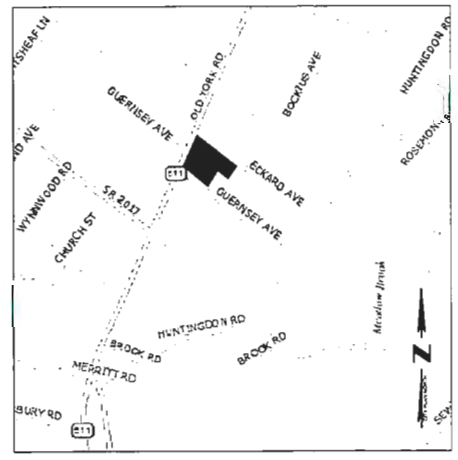
Ruggiero Plante Land Design
4220 Main Street Philadelphia, PA 19127
phone 215.505.3900 fax 215.505.3500 www.ruggieroplante.com

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

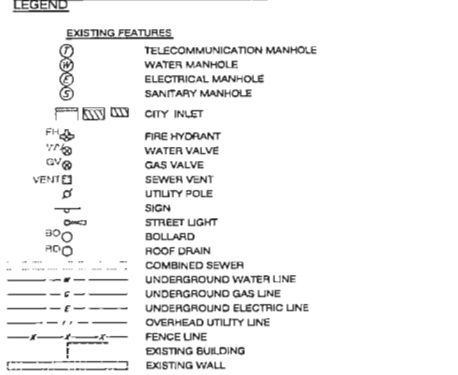
Sheet Title: EXISTING FEATURES PLAN
Sheet 1 of 3

C-13

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
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 'Franksred'	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	8	Cornus florida	Flowering Dogwood	2-2 1/2 CAL. MEASURED AT 6" AT GRADE	B&B, SPECIMAN, FULL CROWN
CP	3	Catalpa bignonioides	Washington Hawthorn	2-2 1/2 CAL. MEASURED AT 6" AT GRADE	B&B, SPECIMAN, FULL CROWN
CK	2	Cornus kousa	Japanese Dogwood Multistem	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, MALE ONLY
HL	8	Gleditsia triacanthos f. 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	Pin 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'
SHRUBS					
CA	54	Cornusaster apiculatus	Cranberry Cotoneaster	3-3 1/2 HEIGHT	SPECIMAN, EQUAL IN SIZE
HQ	12	Ilex opaca aquifolia	Oakleaf Hydrangea	3-3 1/2 HEIGHT	SPECIMAN, EQUAL IN SIZE
IC	66	Ilex crenata 'Bennett's compacta'	Bennett's Compact Holly	24" - 30" HEIGHT	#5 CAN. SPECIMAN, EQUAL IN SIZE
IG	50	Ilex elabra 'Compacta'	Compact Inkberry Holly	24" - 30" HEIGHT	SPECIMAN, EQUAL IN SIZE
KL	3	Kalmia latifolia	Mountain Laurel	30" - 36" HEIGHT	B&B, SPECIMAN, EQUAL IN SIZE
RK	36	Rosa x 'Radikopink' P.P. 18507	Knock Out Double Pink Rose	3 GAL.	UNIFORM SHAPE
SB	37	Spiraea x bumalda 'Froebel'	Bumald Spiraea	18" - 24" HEIGHT	SPECIMAN, EQUAL IN SIZE
VD	31	Viburnum dentatum	Arrowwood Viburnum	3-3 1/2 HEIGHT	SPECIMAN, EQUAL IN SIZE
VR	16	Viburnum rhytidophyllum	Leatherleaf Viburnum	3-3 1/2 HEIGHT	SPECIMAN, EQUAL IN SIZE
GROUNDCOVERS					
DL	633	Hemerocallis fulva	Common Daylily	1 GALLON CONTAINER	18" O.C.
PT	147	Pachyandra terminalis	Japanese Saururus	PLUGS	18" O.C.
PERENNIALS/BIULBS					
EP	18	Echinacea purpurea	Purple Coneflower	1 GALLON CONTAINER	24" O.C.
RT	22	Rudbeckia 'rioda'	Black-eyed Susan	1 GALLON CONTAINER	18" O.C.



LOCATION MAP SCALE 1"=500'



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.

NO.	DATE	REVISIONS

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

prepared for:
Medplex Property Group Abington, LLC
 C/O Jeffery Goldstein
 500 Office Center Drive, Suite 400
 Fort Washington PA 19034
 prepared by:
DAVID J. PLANTE

Ruggiero Plante Land Design
 4220 Main Street Philadelphia, PA 19127
 phone 215.593.3900 fax 215.593.3907 www.ruggieroplanteltd.com

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

Sheet Title: PROPOSED PLANTING PLAN
 Sheet 2 of 3 **C-14**



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