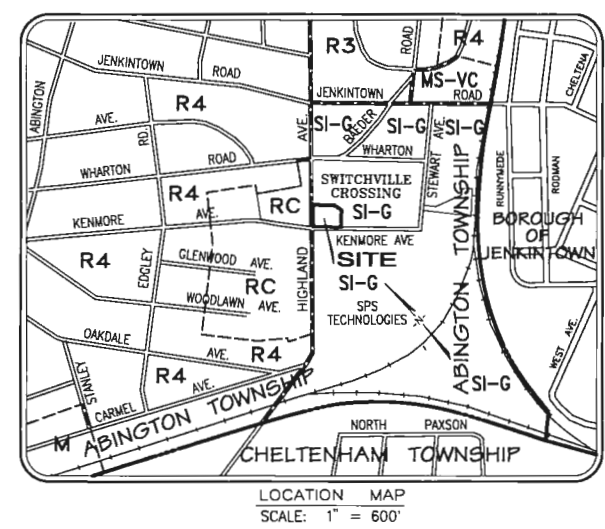


PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN

WYNCOTE SUB-STATION PARKING PLAN

AT SWITCHVILLE CROSSING
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



OWNER / DEVELOPER
DUKE REAL ESTATE PARTNERS, LLC.
c/o BRIAN J. REGLI, MANAGING MEMBER
2010 COUNTY LINE ROAD
HUNTINGDON VALLEY, PA 19006
215-355-9513

SITE ADDRESS
HIGHLAND AVENUE
JENKINTOWN, PA 19046

ARCHITECT
NEW CENTURY DESIGN & CONSTRUCTION, INC.
2010 COUNTY LINE ROAD
HUNTINGDON VALLEY, PA 19006
215-355-9513

LANDSCAPE ARCHITECTURE
McCLOSKEY & FABER, P.C.
831 DeKALB PIKE
BLUE BELL, PA 19422
610-277-9200

PLAN SHEETS 1 AND 2 TO BE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE. PLAN SHEETS 3 THROUGH 14, LANDSCAPE AND LIGHTING PLANS L-1 THROUGH L-3 INCLUSIVE, ON RECORD AT ABINGTON TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED PRELIMINARY/FINAL PLAN AS IF RECORDED WITH SAME.

SHEET No.	CIVIL SITE PLANS	LAST REVISED
1 OF 14	COVER SHEET	1/22/2019
2 OF 14	LAND DEVELOPMENT PLAN	1/22/2019
3 OF 14	PROJECT NOTES	1/22/2019
4 OF 14	SWITCHVILLE ORIENTATION PLAN	1/22/2019
5 OF 14	EXISTING FEATURES PLAN	1/22/2019
6 OF 14	SITE DEMOLITION PLAN	1/22/2019
7 OF 14	SITE GRADING PLAN	1/22/2019
8 OF 14	SITE UTILITY PLAN	1/22/2019
9 OF 14	EROSION & SEDIMENT CONTROL PLAN	1/22/2019
10 OF 14	STORM SEWER PROFILES	1/22/2019
11 OF 14	CONSTRUCTION DETAILS	1/22/2019
12 OF 14	CONSTRUCTION DETAILS	1/22/2019
13 OF 14	HIGHLAND AVENUE DETAILS	1/22/2019
14 OF 14	PAVEMENT MARKINGS & SIGNAGE PLAN	1/22/2019

SHEET No.	LANDSCAPE / LIGHTING PLANS	LAST REVISED
McCloskey & Faber, P.C., Landscape Architects		
L-1	LANDSCAPE PLAN	1/22/2019
L-2	LANDSCAPE DETAILS	1/22/2019
L-3	SITE LIGHTING PLAN	1/22/2019

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, 20____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ County, personally appeared BRIAN J. REGLI, who acknowledged himself to be the Managing Member of Duke Real Estate Partners, LLC., and that as Managing Member, and being authorized to do so, he executed the foregoing plan by signing that the said corporation is the owner of the designated land, that all necessary approvals of the plan have been obtained and is endorsed thereon, and desire that the foregoing plan may be duly recorded.

My Commission Expires _____ Notary Public

CERTIFICATION OF TRUE OWNERSHIP

I, Brian J. Regli, Managing Member of Duke Real Estate Partners, LLC, do hereby certify that the title of the property is in the name of Duke Real Estate Partners, LLC., as recorded in the office for recording of deeds in Deed Book 1182 Page 00442, Co. Parcel No. 30-00-28960-00-B (Blk 305, Unit 001).

MANAGING MEMBER - Brian J. Regli

TOWNSHIP SIGNATURES

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, 20____.

President

Attest _____
Secretary

Engineer

RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Nantassaw, PA, in Plan Book _____ Page No. _____ on the _____ day of _____, 20____.

MCPC No. 18-00XX-XXX

PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

For the Director
Montgomery County Planning Commission

OWNER OF RECORD: Duke Real Estate Partners, LLC
SITE ADDRESS: Highland Avenue
COUNTY PARCEL NO.: 30-00-28960-00-B
BLOCK/UNIT No.: 30-305-001
DEED BOOK/PAGE No.: 1182-00442

CIVIL ENGINEERS / LAND SURVEYORS
CHARLES E. SHOEMAKER, INC.
1007 EDGE HILL ROAD
ABINGTON, PA 19001
215-887-2165

SWITCHVILLE CROSSING

COVER SHEET
WYNCOTE SUB-STATION
PREPARED FOR
DUKE REAL ESTATE PARTNERS, LLC
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JANUARY 22, 2019
DWC NO.: A-9-404
JOB NO.: 25348C
SHEET NO.: 1 OF 14



COUNTY PARCEL NO. 30-00-28960-00-B
BLOCK - UNIT 30-305-001
SITE ADDRESS Highland Avenue, Abington, PA 19006
DEED BOOK/PAGE 1182, PS 00442

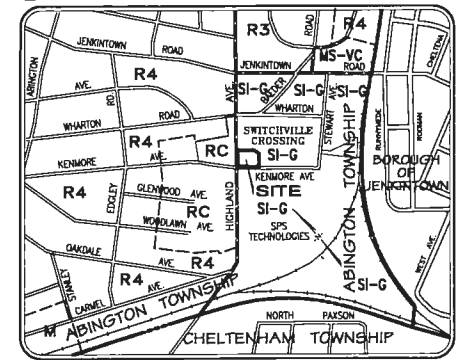
RECORD OWNER
DUKE REAL ESTATE PARTNERS, LLC
2010 County Line Road
Huntingdon Valley, PA 19006

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-878-7791
E-MAIL: staff@eshoemaker.com

DATE	NO.	REVISION



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
 HOW MANY METERS DEEP? CONVEYED DIRECTLY
 PA ONE CALL REQUESTS THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATION SHALL BE BASED ON QUALITY SERIAL NO. 20172181346



COUNTY PARCEL NO. 30-00-28960-00-B
 BLOCK - UNIT 30-305-01
 SITE ADDRESS Highland Avenue, Jenkintown, PA 19046
 DEED BOOK/PAGE DB 1182, PC 0042

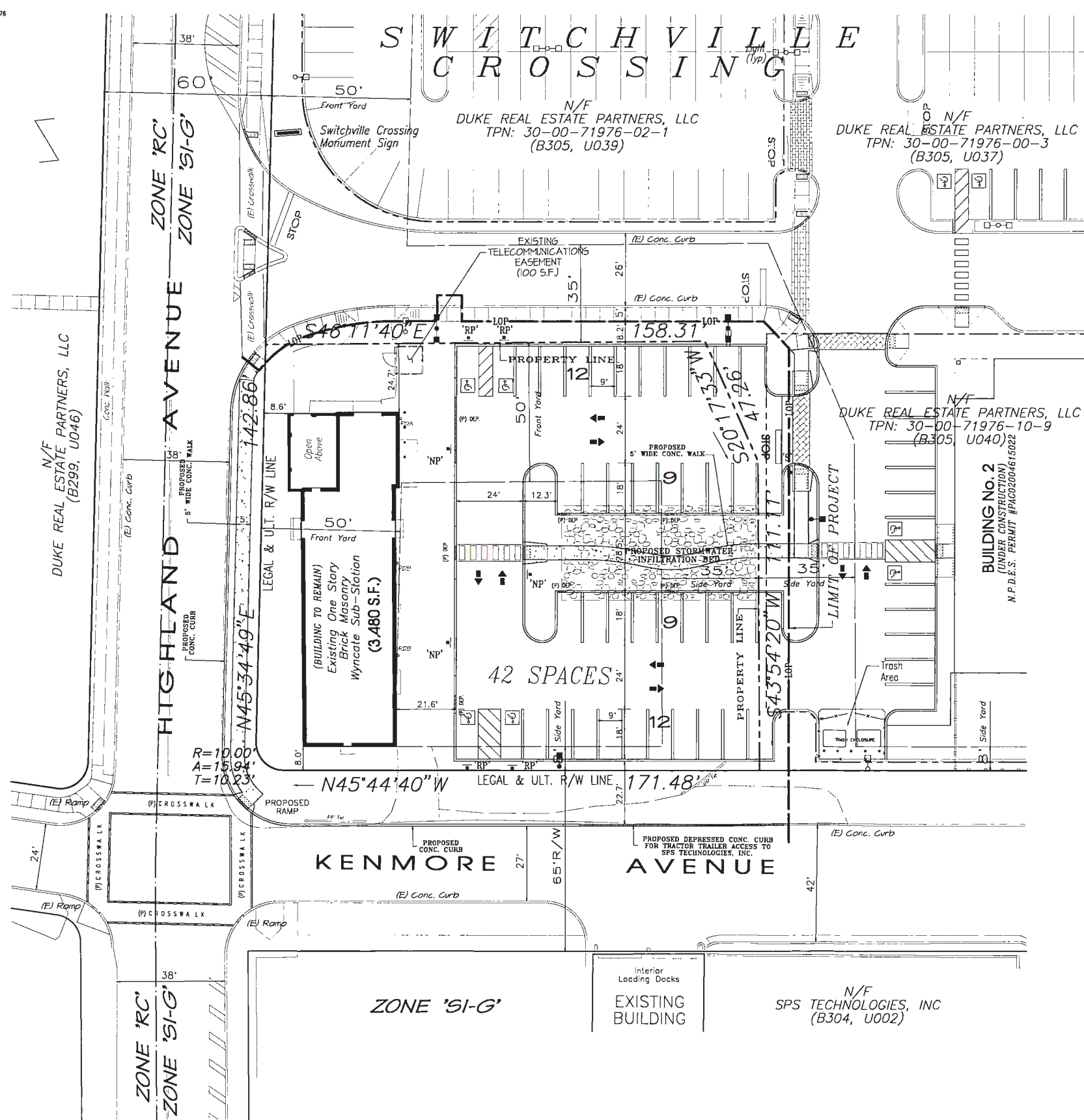
RECORD OWNER
DUKE REAL ESTATE PARTNERS, LLC
 2010 County Line Road
 Huntingdon Valley, PA 19006

CHARLES E. SHOEMAKER, INC.
 ENGINEERS & SURVEYORS
 1007 EDGE HILL ROAD ABINGTON, PA. 19001
 PHONE: 215-887-2185 FAX: 215-576-7791
 E-MAIL: slr@eshoemaker.com

DATE	REVISION	BY

SWITCHVILLE CROSSING
 LAND DEVELOPMENT PLAN
WYNCOATE SUB-STATION
 Highland Avenue & Kenmore Avenue
 PREPARED FOR
DUKE REAL ESTATE PARTNERS, LLC
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JANUARY 22, 2019
 DWG NO. A-9-405
 JOB NO. 25348C
 SHEET NO. 2 OF 14



LEGEND

EXISTING	PROPOSED
--- 226 --- CONTOUR LINE	--- 228 --- CONTOUR LINE
• 226.25 SPOT ELEVATION	+ 228.25 SPOT ELEVATION
• 226.25 TOP & BOTTOM CURB ELEV.	+ 228.25 TOP & BOTTOM CURB ELEV.
□ LIGHT STD.	□ STORM SEWER
□ FENCE LINE	□ RAIN GARDEN DRAIN
□ UTILITY POLE	□ CURB DEPRESSION
□ WATER VALVE	□ CONCRETE WALK
□ WATER CURB STOP	□ (P) DEP.
□ GAS VALVE	□ UTILITY POLE
□ FIRE HYDRANT	□ OVERHEAD WIRE
□ EXISTING SIGN	□ LIMIT OF PROJECT
□ SANITARY SEWER	□ TRAFFIC SIGN
□ STORM SEWER	□ PROPOSED LIGHT STD.
□ OVERHEAD WIRE	
□ ELECTRIC CONDUIT	
□ GAS MAIN	
□ WATER MAIN	
□ COMMUNICATIONS CONDUIT	
□ SANITARY LATERAL	
□ WATER SERVICE	

GENERAL NOTES:

- Boundary and topographical information derived from deeds, plans of record, and field survey by Charles E. Shoemaker, Inc. during July 2017
- Entire site is designated ZONE X, areas determined to be outside the 0.2% annual chance 100-year flood as shown on F.E.M.A. Flood Insurance Rate Map of Montgomery County, Community Panel 382 of 451, Map No. 42091C0382 G, effective March 2, 2016.
- This site has access to public water from Aqua Pennsylvania, Inc. and public sewage disposal by Abington Township. Presently there are no public water or sanitary sewer facilities serving the existing former Wyncoate Sub-station building.
- Soils on-site were platied from the National Resources Conservation Service, Web Soil Survey 2.1, National Cooperative Soil Survey Soil Map-Montgomery County, Pennsylvania. The entire property is Zoned 'SI-G' Suburban Industrial District - Glenside.
- Stormwater infiltration testing was performed and evaluated by VW Consultants, ILLC. of Quakertown, PA. Site testing was done on August 28, 2018 and results summarized in the Stormwater Infiltration Testing Report dated September 4, 2018.
- Subject property is subject to an existing telecommunications easement for pole tower and appurtenances located near Highland Avenue and south of the northeast property line.
- Cross-easement rights for ingress, egress and utilities are granted to all parcels, identified as tax parcel Nos. 30-00-71976-00-3 (Blk. 305, Unit 037), 30-00-71976-10-9 (Blk. 305, Unit 040), 30-00-71976-02-1 (Blk. 305, Unit 039), and 30-00-28960-00-B (Blk. 305, Unit 001), owned by Duke Real Estate Partners, LLC, its successors and assigns, for the property known as Switchville Crossing.
- This parcel was previously owned by PECO Energy Company and operated as an electric sub-station for the distribution of electrical power. The site has been decommissioned and all electrical equipment removed. The existing building structure is to remain vacant at the present time. The proposed parking is for the future use/uses of the existing building plus shared parking with the adjacent Switchville Crossing development.

SITE AREA

AREA TO THE ULTIMATE RIGHT-OF-WAY LINES
 27,160 S.F. or 0.6235 AC.

OWNER OF RECORD	SITE ADDRESS	COUNTY PARCEL NO.	BLOCK/UNIT No.	DEED BOOK
Duke Real Estate Partners, LLC	Highland Avenue	30-00-28960-00-B	30-305-001	1182-00442

