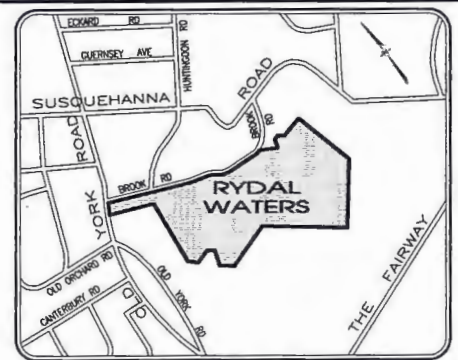


REFERENCED PLANS:

- a) Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006, sheets 1 through 32.
- b) ALTA/ACSM Land Title Survey of Rydal Waters Associates, LP prepared by Van Cleef Engineering Associates, dated July 11, 2005.
- c) ALTA/ACSM Land Title Survey of Rydal Waters for Philadelphia Presbtery Homes, Inc. prepared by Charles E. Shoemaker, Inc. dated May 20, 2008 and last revised June 11, 2008.
- d) Subdivision Plan of Rydal Park prepared for Philadelphia Presbtery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised December 11, 2003 recorded in Plan Book 24 Page 55.
- e) Land Development Plan of Rydal Park - Parcel 'K', prepared for Philadelphia Presbtery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised February 13, 2004 recorded in Plan Book 24, Page 56.
- f) Boundary and Topographical Plan made for Thomas B. Harbison by Charles E. Shoemaker, Inc. dated March 20, 2000 and last revised December 14, 2000.

GENERAL NOTES:

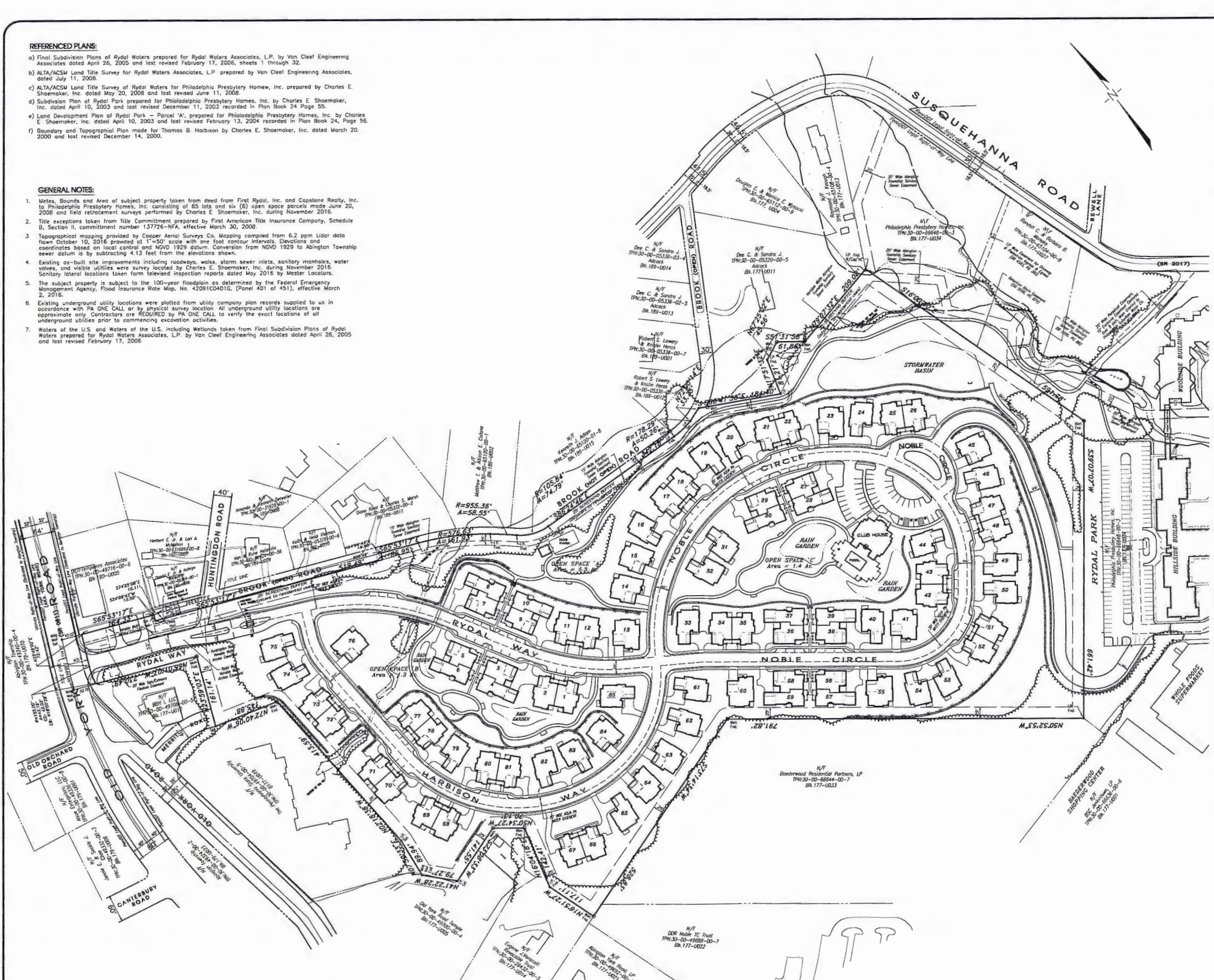
1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbtery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Commitment prepared by First American Title Insurance Company, Schedule B, Section II, commitment number 137726-NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as-built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were surveyed located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken from televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100-year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006.



LOCATION MAP
SCALE: 1" = 800'

LEGEND

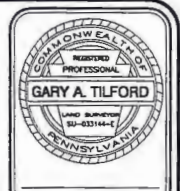
- EXISTING STREAM LINE
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- BOUNDARY OF THE U.S.
- 43 PROPOSED UNIT NO.
- 235 5-FOOT INTERVAL CONTOUR LINE



'SNR' SENIOR NEIGHBORHOOD RESIDENTIAL DISTRICT

SECTION No.:	REQUIRED:	PROPOSED:
Uses by Right	Sec. 305.A.1.3 Sec. 305.E.1.2 A Sec. 305.2.A.1.	Club Home (R-11) Senior Living Community (R-2 & R-11) (Age Restricted)
Off-Site Outdoor Parking Areas on an existing property	Sec. 305.2.A.2. 2% Min.	None
Open Space	Sec. 305.2.A.3. 801.G.	None
Accessory Uses	Sec. 305.2.A.4.a Sec. 305.2.A.4.b Sec. 305.2.A.4.c Sec. 305.2.A.4.d Sec. 305.2.A.4.e Sec. 305.2.A.4.f	A-1 Residential Accessory Bldg A-6 Petcare & Wash A-8 Swimming Pool A-10 Tennis Courts/Sports Court A-12 Play Structures A-13 Club House
Use by Conditional Use:	Sec. 305.2.B.	N/A
Use by Special Exception:	Sec. 305.2.C.	N/A
DIMENSIONAL REGULATIONS:	Sec. 305.3	
Min. Lot Dimensions		32,794.9 Acres
Lot Area		32,492.2 Acres
Gross to Title Lines	25 Acres	N/A
Net to Legal R/W Lines	N/A	N/A
Lot Width		
Lot Depth		
MIN. YARD DIMENSIONS:	Sec. 305.3	
Tract Frontage	25 FT.	25.0 FT.
Setback from Edge of Interior Road	8 FT.	10.1 FT.
Side Yard	N/A	N/A
Rear Yard	N/A	N/A
COVERAGE:	Sec. 305.3	
Min. Building Area	40%	356,396 S.F. / 8.11%
Min. Impervious Area	50%	626,162 S.F. / 14.4%
Min. Green Area:	50%	787,374 S.F. / 17.8%
Min. Open Space	CSA (Ac.) = 0.30 32,794.9 (Ac.) x 0.30 = 9,838.5 Ac.	0.0 Ac.
Max. Density:	CSA (Ac.) = 3.2 DU/Ac 32,794.9 (Ac.) x 3.2 DU/Ac = 105,144 DU's	2.6 DU/Ac
BUILDING DIMENSIONS:	Sec. 305.3	
Building Height	35 FT.	One Story, 33 FT.
Max. Building Length	120 FT.	101.2 FT.
Min. Building Separation:	10 FT.	10 FT.
SPECIAL DEVELOPMENT REGULATIONS:	Sec. 305.4	
A. Retail Operations	Now Permitted (1)	N/A
B. Residential Buffer	25 FT Swarming Buffer (2)	25 FT
C. Open Space Standards	Min. 3 Acres > 1.0 Ac. Ex	3 Acres, 8.0 Ac.
OFF-STREET PARKING:	Sec. 901.8 Use H-8	Two Spaces/Unit (1) 35 Units x 2 = 70 P.S. 70 Parking Spaces
Ten Overlap Units	Use H-11	Two Spaces/Unit (2) 50 Units x 2 = 100 P.S. 170 Parking Spaces
Visitor Street Parking	None Required	57 Parking Spaces
Club House Parking	None Required	40 Parking Spaces (including 4 ADA)
Total Parking Spaces	Required = 240 Spaces	Provided = 337 Spaces
Parking Space Size:	Sec. 902.1.A 9 FT. x 18 FT.	Club House 10 FT. x 18 FT. Street Parking 9 FT. x 18 FT.
Parking Access Width	Sec. 903.A 24 FT. (Two-Way) 12 FT. (One-Way)	24 FT. (Two Way) N/A

(1) In total operations of retail and uses are permitted over in necessary cases.
(2) Along any boundary line of the tract including an existing residential use, a swarming buffer complying to Section 902.1.A.2 of the zoning ordinance shall be provided.
(3) Includes off-street parking for long-term residential use and use of group access.



COUNTY PARCEL NO.
BLOCK - UNIT
See Sheet 2
See Sheet 2
SITE ADDRESS
200 YORK ROAD
RYDAL & HARBISON WAY
DEED BOOK - PAGE
5598-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY
HOMES, INC.
c/o PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA, 19001
PHONE: 215-887-2165 FAX: 215-876-7791
E-MAIL: charles@shoemakerinc.com

DATE	BY	REVISION

(NOT TO BE RECORDED)
LAND DEVELOPMENT PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

PROPERTY DATA:

Owner: Philadelphia Presbtery Homes, Inc.,
a Pennsylvania Non-Profit Corporation
County Parcel # See Sheet 2
Block/Unit # See Sheet 2
Address: York Road, Rydal Way, Noble Circle
and Harbison Way
Area: 1,415,536 S.F. or 32,492 Acres

SITE AREA

Area to Original Title Lines
1,428,546 S.F. or 32,794.9 Acres
Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32,492 Acres

DATE: JUNE 2, 2017
DWG NO.: A-10-643
JOB NO.: 26393
SHEET NO.: 3 OF 55