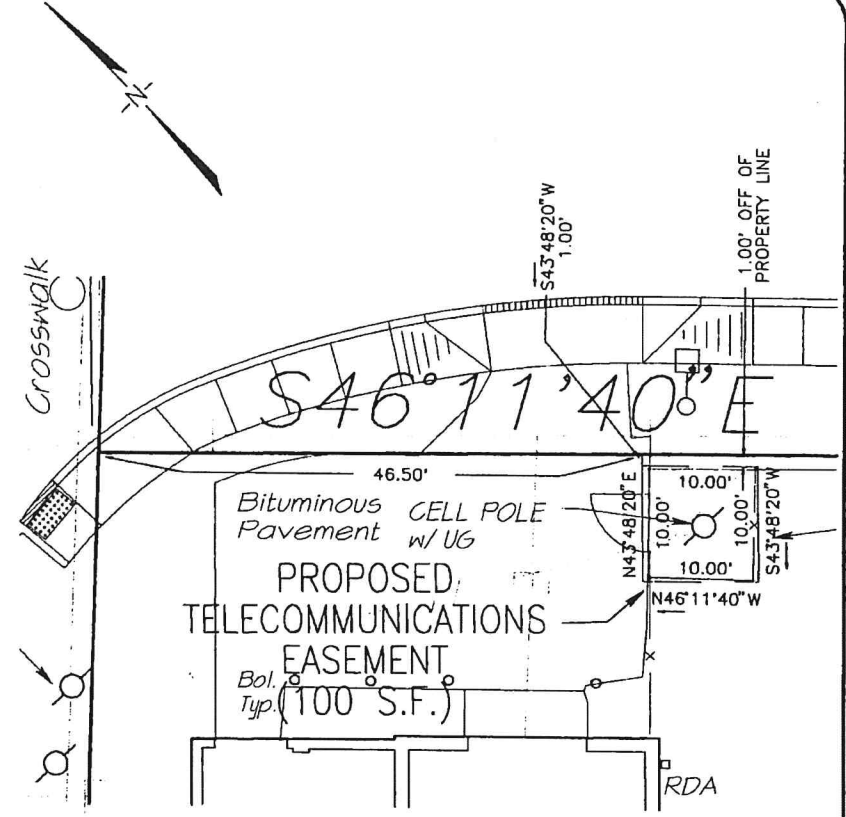


**SITE PLAN**  
SCALE: 1"=30'



**DETAIL VIEW**  
SCALE: 1"=10'

**TELECOMMUNICATIONS EASEMENT PLAN**  
AT  
**SWITCHVILLE CROSSING**  
PREPARED FOR  
**DUKE REAL ESTATE PARTNERS, LLC**  
2010 County Line Road  
Huntingdon Valley, PA 19008  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA

**DEVELOPER**  
**DUKE REAL ESTATE PARTNERS, LLC**  
2010 County Line Road  
Huntingdon Valley, PA 19008

|                                       |   |
|---------------------------------------|---|
| COUNTY PARCEL No.<br>30-00-28980-00-B | SITE ADDRESS<br>HIGHLAND AVENUE<br>JENKINTOWN, PA 19048 |
| BLOCK / UNIT No.<br>30-305-001        | DEED BOOK - PAGE<br>1182-00442                          |

**CHARLES E. SHOEMAKER, INC.**  
**ENGINEERS & SURVEYORS**  
1007 EDGE HILL ROAD ABINGTON, PA. 19001

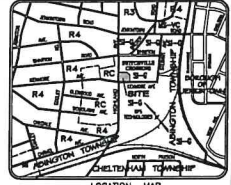
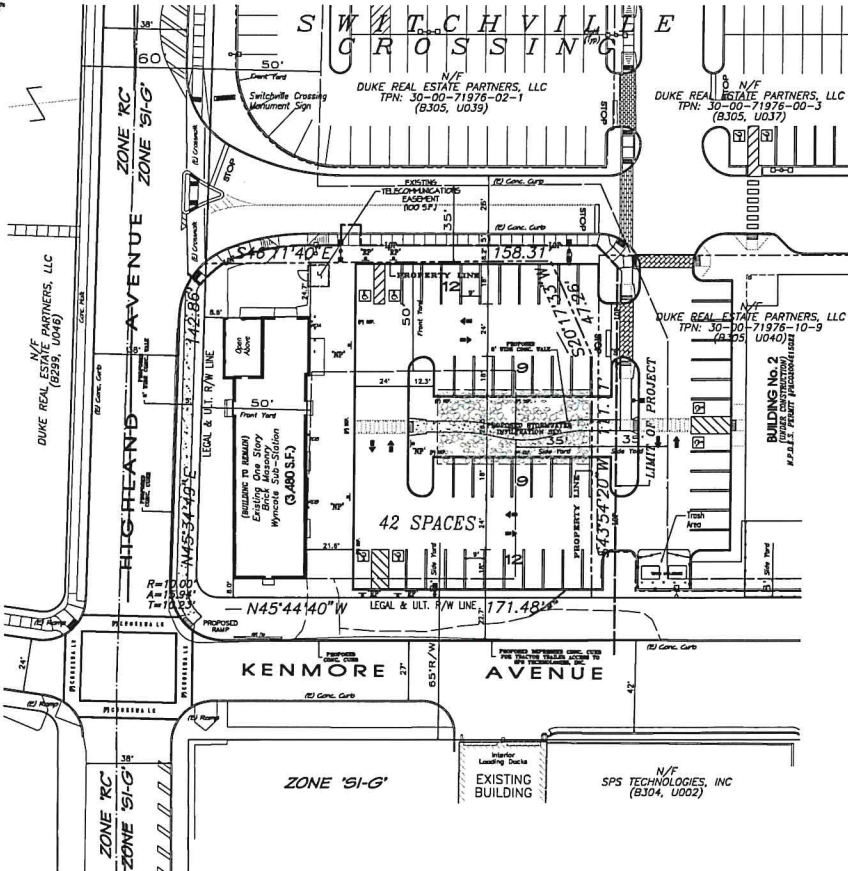
PHONE: 215-887-2165 FAX: 215-576-7701  
E-MAIL: [staff@ceshoemaker.com](mailto:staff@ceshoemaker.com)  
SCALE: 1" = 20'

|                            |                    |
|----------------------------|--------------------|
| JOB NO.<br>25348A          | DWG NO.<br>A-0-395 |
| DATE<br>JULY 25, 2018      | REVISION           |
| SHEET NO.<br><b>1 OF 1</b> |                    |

**APPENDIX B:**  
**Land Development Plan**  
**Project Notes**  
**Landscape Plan**  
**Landscape Details**



THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



RECORDS DIVISION  
 DUKE REAL ESTATE PARTNERS, LLC  
 2010 Switchville Crossing  
 Abington Township, PA 19008  
 TPN: 30-00-71976-00-3

CHARLES SHOMAKER, INC.  
 ENGINEERING & ARCHITECTURE  
 1200 N. 30th Street, Suite 100  
 Philadelphia, PA 19104  
 215-261-5000

DATE: JANUARY 12, 2011  
 SHEET NO. 25348C  
 OF 14

**LEGEND**

| EXISTING                 | PROPOSED                 |
|--------------------------|--------------------------|
| - - - - - CENTER LINE    | - - - - - CENTER LINE    |
| - - - - - SIDEWALK       | - - - - - SIDEWALK       |
| - - - - - DRIVE          | - - - - - DRIVE          |
| - - - - - OPEN AREA      | - - - - - OPEN AREA      |
| - - - - - CONC. DRIVE    | - - - - - CONC. DRIVE    |
| - - - - - CONC. SIDEWALK | - - - - - CONC. SIDEWALK |
| - - - - - CONC. DRIVE    | - - - - - CONC. DRIVE    |
| - - - - - CONC. SIDEWALK | - - - - - CONC. SIDEWALK |
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| - - - - - CONC. DRIVE    | - - - - - CONC. DRIVE    |
| - - - - - CONC. SIDEWALK | - - - - - CONC. SIDEWALK |
| - - - - - CONC. DRIVE    | - - - - - CONC. DRIVE    |

**GENERAL NOTES:**

1. Boundary and topographical information derived from field work, plans of record, and field surveys of Charles E. Shomaker, Inc. as of July 2010.
2. Entire site is designated Zone G, as determined by the 2005 annual zoning ordinance of Abington Township, PA. The zoning determination is subject to the zoning ordinance of Abington Township, PA, as amended.
3. This site is located in the City of Abington Township, PA, and the zoning ordinance is subject to the zoning ordinance of Abington Township, PA, as amended.
4. The entire property is zoned "S-2" Suburban Industrial District - One.
5. The entire property is zoned "S-2" Suburban Industrial District - One.
6. All construction shall be in accordance with the requirements of the Pennsylvania Building Code, as amended, and the requirements of the Pennsylvania State Code, as amended.
7. The entire property is zoned "S-2" Suburban Industrial District - One.
8. Construction of this building shall be in accordance with the requirements of the Pennsylvania Building Code, as amended, and the requirements of the Pennsylvania State Code, as amended.
9. This project was prepared by Charles E. Shomaker, Inc. and is the property of Charles E. Shomaker, Inc.

**SITE AREA**

27,160 SF. or 0.6235 AC.

DATE: JANUARY 12, 2011  
 SHEET NO. 25348C  
 OF 14

**ZONE 'B-Q' SUBURBAN INDUSTRIAL DISTRICT - GLENBIDE**

| REGULATION                | SECTION               | REQUIREMENT    | EXISTING             | PROPOSED                         |
|---------------------------|-----------------------|----------------|----------------------|----------------------------------|
| USE REGULATION            | Sec. 1201, Sec. 2213A |                | Public Utility       | Piped Parking<br>/ Shared Access |
| DIMENSIONAL REGULATIONS   | Sec. 1202.Fg.12.1     | 10 Du./Ac.     | N/A                  | N/A                              |
| TRACT AREA, Min.          | Sec. 1202             | 4 Ac.          | 0.8238 Ac. @         | 0.8238 Ac.                       |
| LOT AREA, Min.            | Sec. 1202             | 10,000 Sq. Ft. | 8,825 Sq. Ft. @      | 8,825 Sq. Ft.                    |
| LOT WIDTH, Min.           | Sec. 1202             | 200 Ft.        | 181.71 Ft. @         | 181.71 Ft.                       |
| LOT DEPTH, Min.           | Sec. 1202             | 200 Ft.        | 153.09 Ft. @         | 153.09 Ft.                       |
| BUILDING SETBACKS         | Sec. 1202             | 35 Ft.         | 8.8 Ft. @            | 8.8 Ft.                          |
| FRONT YARD, Min.          | Sec. 1202             | 35 Ft.         | 8.8 Ft. @            | 8.8 Ft.                          |
| SIDE YARD, Min. (1)       | Sec. 1202             | 35 Ft.         | N/A                  | N/A                              |
| REAR YARD, Min. (2)       | Sec. 1202             | 35 Ft.         | N/A                  | N/A                              |
| COVERAGES                 | Sec. 1202             | 70 %           | 13,836 (1,754 S.F.)  | 13,836 (1,754 S.F.)              |
| BUILDING COVERAGE, Max.   | Sec. 1202             | 80 %           | 14,836 (1,770 S.F.)  | 14,836 (1,770 S.F.)              |
| IMPERVIOUS SURFACE, Max.  | Sec. 1202             | 30 %           | 79,078 (10,360 S.F.) | 30,336 (3,858 S.F.)              |
| SEWER AREA, Min.          | Sec. 1202             | 30 %           | N/A                  | N/A                              |
| BUILDING                  | Sec. 1202             | 35 Ft.         | 30.8 Ft.             | 30.8 Ft.                         |
| BUILDING HEIGHT, Max. (3) | Sec. 1202             | 35 Ft.         | 120.1 Ft.            | 120.1 Ft.                        |
| Other Uses                | Sec. 1202             | 35 Ft.         | N/A                  | N/A                              |
| LEIGHT/NORTH, Min.        | Sec. 1202             | 35 Ft.         | N/A                  | N/A                              |
| SEWANTON, Min.            | Sec. 1202             | 35 Ft.         | N/A                  | N/A                              |

\* INDICATES EXISTING NON-CONFORMING CONDITION

|                                |                    |   |          |       |
|--------------------------------|--------------------|---|----------|-------|
| SPECIAL USE REGULATIONS        | Sec. 1201          | Prohibiting residential dwelling units shall follow the dimensional standards for R4 High-Density Residential District with exception to lot area and setbacks.   |          |       |
| PRE-EXISTING W.C. D.V.         | Sec. 1203A         | Outdoor storage is not permitted to front yard areas. All outdoor storage must be screened from view with a screen not less than 6 feet high and extending across the full width of the storage area. The screen must be made of a material that is not flammable, non-toxic, and does not contain lead or asbestos.  |          |       |
| OUTDOOR STORAGE                | Sec. 1203B         | It is recommended that such building be designed, located, or constructed, so as to be harmonious with, and not detract from, the character of the surrounding area.  |          |       |
| BUILDING CHARACTER             | Sec. 1203C         | There shall be a maximum of one detached accessory unit per 200 feet of frontage. No more than one detached accessory unit shall be located on the same lot.  |          |       |
| VEHICULAR ACCESS               | Sec. 1203D         | Landscaping shall be provided on the side or rear of the proposed unit and designed so that they may be used without blocking or interfering with the use of driveways or parking areas.  |          |       |
| LOADING AREAS                  | Sec. 1203E         | Buildings along Glenbide Road, Ardmore Road and Highland Avenue shall have their main entrances and exits located on the side or rear of the building, where feasible.  |          |       |
| BUILDING ORIENTATION           | Sec. 1203F         | Landscaping shall be provided on the side or rear of the proposed unit and designed so that they may be used without blocking or interfering with the use of driveways or parking areas.  |          |       |
| PARKING                        | Sec. 1203G         | Landscaping shall be provided on the side or rear of the proposed unit and designed so that they may be used without blocking or interfering with the use of driveways or parking areas.  |          |       |
| STREET BUFFERS                 | Sec. 1203H         | Landscaping shall be provided on the side or rear of the proposed unit and designed so that they may be used without blocking or interfering with the use of driveways or parking areas.  |          |       |
| PHASING PLAN                   | Sec. 1203I         | In addition to the requirements for a phasing plan of the 1203J, when any structure of at least 10 acres, existing at the time of the application, is to be divided for subdivision or other development by the Suburban Residential District, a Phasing Plan shall be submitted. Subsequent structures that are intended to be developed at a later date shall be subject to this initial master plan. |          |       |
| BUFFERS                        |                    |   |          |       |
| 75'-0" BUFFER REQUIREMENTS     | Sec. 2403.8.7.4    | 8 Ft.   | 18.8 Ft. | 8 Ft. |
| Front Yard Buffers (1)         | Sec. 2403.8.7.4[1] | 8 Ft.   | 0 Ft. @  | 2 Ft. |
| Side & Rear Yard Buffers       | Sec. 2403.8.7.4[2] | 3 Ft.   | N/A      | N/A   |
| Nonresidential Zoning District | Sec. 2403.8.7.4[3] | 30 Ft.  | N/A      | N/A   |

- (1) Side yard width offset setback established by other non-residential buildings on the same block.
- (2) Corner lots shall have two front yards and two side yards.
- (3) 25 Feet for Office, Medical Clinic, Medical Office uses; 45 Feet for Athletic/Health Club and Other Recreation; or 20 Feet for Other Uses.
- (4) Landscaping buffers along streets shall be measured beginning behind the existing or proposed structure of a pre-existing or proposed structure, measured beginning behind the existing or proposed structure.

**VAR/VARS REQUIRED:**

1. Sec. 146-11.07 - USES - Refer to the requirement to provide utility easements 40' out of the subject property.
2. Sec. 146-11.1 - ACCESSORY USES PLAN - Refer to the requirement to provide accessory uses.
3. Sec. 146-11.1 - ACCESSORY USES PLAN - Refer to the requirement to provide accessory building plans to use building property.
4. Sec. 146-11.1 - ACCESSORY USES PLAN - Refer to the requirement to provide accessory building plans to use building property.

**ART. XXIII: PARKING & TRANSPORTATION: Sec. 2300.**

| REGULATION                       | SECTION                           | REQUIREMENT  | PROPOSED                    |
|----------------------------------|-----------------------------------|--|-----------------------------|
| PARKING USE REQUIREMENTS         | Sec. 2300                         |  |                             |
| Shared Parking and Access        | Sec. 2313                         | The area on which they are being located, including driveway on the lot. | 42 Parking Spaces           |
| PARKING LOT & DRIVEWAY STANDARDS | Sec. 2310, Sec. 2310A, Sec. 2310B | 12 Ft. Driveway, 20 Ft. Two Way, 2 Ft. Parking Space                     | N/A, 24 Ft., 9 Ft. x 18 Ft. |

**SHARED ACCESS:** Sec. 2313, Sec. 2313A-1-6. Shared Parking and Access: Sec. 2313A-1-6. The following provisions apply to lots with non-residential or multifamily uses which meet the following conditions:

- They are undergoing land development or a change of use.
- They contain a non-residential, mixed, or apartment/condominium use.
- They propose access to arterial or major collector roads, as defined by the Abbotston Comprehensive Plan.
- They are adjacent to lots which contain a non-residential, mixed, or apartment/condominium use, which take access from an arterial or major collector road.

- A. In the provisions below, Property 2 represents such a property undergoing land development, and Property 1 represents an adjacent property.
1. Shared Access via Existing Street Access on Property 1.
2. Property 2 shall provide an access easement (including shared vehicular access) to all existing lots with non-residential, mixed, or apartment/condominium uses.
3. Property 2 shall request that the owner of Property 1 provide an access easement permitting access to Property 2's parking lot, parking spaces, parking access street access, and street access to the public street. The easement, if provided, shall have a minimum width of 25 feet, and the crossing between lots shall be located between 35 feet and 100 feet from the public street.
4. Property 2 can take access to an arterial or major collector road through Property 1 in conformance with the provisions of the section, it shall do so. The easement connection between Properties 1 and 2, and shared street access to the arterial or major collector road shall be subject to approval by the Board of Commissioners in conformance with the development process, based on its study to determine the need for future street access and/or possible the distance from existing street and street access easements, including consideration for safe site conditions.
5. The shared street access to the public street shall be separated from existing street access by a minimum of 100 feet.

**Additional Provisions for Shared Parking Facilities:** Sec. 2313.F.1. 1. A parking facility (4 or more individual lots utilizing shared parking facilities) and each lot within the complex may copy the parking reduction protocol described herein. A parking contract may only be created between users when it complies with the parking access driveway is established in this case, not users have direct street access. The shared access drive may be located in the front, side or rear of the buildings.

| REGULATION                             | SECTION          | REQUIREMENT     | PROPOSED        |
|--|------------------|-----------------|-----------------|
| PARKING LOT LANDSCAPE AND STREET TREES |                  |                 |                 |
| PLANTING ISLANDS                       | Sec. 2402        |                 |                 |
| Island Location                        | Sec. 2402.A.2[1] | Every 10 Spaces | 12 Spaces       |
| Species in Row, Min.                   | Sec. 2402.A.2[2] | 12 Species      | 12 Species      |
| Island Size, Min.                      | Sec. 2402.A.2[3] | 10 Ft. x 18 Ft. | 12 Ft. x 18 Ft. |
| Tree Caliper, Min.                     | Sec. 2402.A.2[4] | 3 Inches        | 3 Inches        |
| Planted Islands                        | Sec. 2402.A.2[5] | < 300 S.F.      | < 300 S.F.      |
| Parking Green Area, Min.               | Sec. 2402.A.6    | 10 %            | 10 %            |

| REGULATION               | SECTION          | REQUIREMENT     | PROPOSED        |
|--------------------------|------------------|-----------------|-----------------|
| PLANTING ISLANDS         | Sec. 2402        |                 |                 |
| Island Location          | Sec. 2402.A.2[1] | Every 10 Spaces | 12 Spaces       |
| Species in Row, Min.     | Sec. 2402.A.2[2] | 12 Species      | 12 Species      |
| Island Size, Min.        | Sec. 2402.A.2[3] | 10 Ft. x 18 Ft. | 12 Ft. x 18 Ft. |
| Tree Caliper, Min.       | Sec. 2402.A.2[4] | 3 Inches        | 3 Inches        |
| Planted Islands          | Sec. 2402.A.2[5] | < 300 S.F.      | < 300 S.F.      |
| Parking Green Area, Min. | Sec. 2402.A.6    | 10 %            | 10 %            |

**SITE AREA**  
AND TO BE ADDED TO THE TOTAL SITE AREA:  
27,140 S.F. OR 0.6225 AC.

DATE: DECEMBER 22, 2017  
BY: [Signature]  
PROJECT NO.: 20348C  
SHEET NO.: 3 OF 14



CHARLES E. SHOEMAKER, INC.  
1007 EDGE HILL ROAD  
MARTIN, NORTH CAROLINA 28757  
Phone: 714-211-1111  
Fax: 714-211-1111  
www.charleseshoemaker.com

DUKE REAL ESTATE PARTNERS, LLC  
1007 EDGE HILL ROAD  
MARTIN, NORTH CAROLINA 28757  
Phone: 714-211-1111  
Fax: 714-211-1111  
www.dukerealestate.com

SWITCHVILLE CROSSING  
PROJECT NOTES  
RYNGOTE SUB-STATION  
Arlwood Avenue & Kernmore Avenue  
DUKE REAL ESTATE PARTNERS, LLC  
ABINGDON TOWNSHIP, MONTGOMERY COUNTY, PA

DATE: DECEMBER 22, 2017  
BY: [Signature]  
PROJECT NO.: 20348C  
SHEET NO.: 3 OF 14





**Plant Schedule**

| Symbol                  | Botanical Name                               | Common Name                                   | Quantity | Height   | Spread   | Caliper    | BAR   | General Comments   |
|-------------------------|--|---|----------|----------|----------|------------|-------|--|
| <b>SHADE TREES</b>      |  |   |          |          |          |            |       |  |
| ⊙                       | OLESTRA TRIACANTHOS VIF. NORDUS SKYLINE      | SKYLINE HONEYLOCUST                           | 3        | 14 - 18  | 9 - 10   | 2 1/2 - 3" | YES   | HEAVY MATCHED SPECIMEN, CLEAR TRUNK TO 7' SINGLE LEADER      |
| ⊙                       | ZELKOVA SERRATA WASHING                      | WASHING ZELKOVA                               | 5        | 12 - 14  | 9 - 8    | 2 1/2 - 3" | YES   | HEAVY MATCHED SPECIMEN, CLEAR TRUNK TO 7' SINGLE LEADER      |
| ⊙                       | QUERCUS ROBUR N. BUCKLER LOWS                | ROBUR PRINCE OAK                              | 2        | 12 - 14  | 9 - 8    | 2 1/2 - 3" | YES   | HEAVY MATCHED SPECIMEN, CLEAR TRUNK TO 4' SINGLE LEADER      |
| <b>ORNAMENTAL TREES</b> |  |   |          |          |          |            |       |  |
| ⊙                       | ACTINORHYNCHON BRANDBLORA                    | ACTINORHYNCHON BRANDBLORA                     | 1        | 8 - 10   | 5 - 8    | -          | YES   | HEAVY MATCHED SPECIMEN, SINGLE LEADER                        |
| ⊙                       | SPYRUS RETICULATA WOKY SUK                   | WOKY SUK JAPANESE TREE LILAC                  | 9        | 10 - 12  | 3 - 4    | 2 1/2 - 3" | YES   | HEAVY MATCHED SPECIMEN, SINGLE LEADER                        |
| <b>SHRUBS</b>           |  |   |          |          |          |            |       |  |
| ⊙                       | VERBENA X BURKASZI MORHANK                   | MORHANK VERBENA                               | 14       | 30 - 50  | 24 - 30" | -          | 1 GAL | HEAVY SPREAD, PLANT 4-0" N 2"                                |
| ⊙                       | LEX SARRA COMPACTA                           | COMPACT NISSEROY                              | 9        | 10 - 24  | 10 - 24" | -          | 3 GAL | HEAVY SPREAD, PLANT 3-0" N 2" CONTINUOUS MULCH BED           |
| ⊙                       | ROSA RADRAZ                                  | KADRACE KNOCK OUT ROSE                        | 25       | 10 - 24" | 24 - 30" | -          | 3 GAL | HEAVY SPREAD, PLANT 3-0" N 2" CONTINUOUS MULCH BED           |
| ⊙                       | VERBENA DENTATA CARSTON                      | BLUE WAXY ARKWOOD VERBENA                     | 10       | 24 - 30" | 24 - 30" | -          | 3 GAL | HEAVY SPREAD, PLANT 4-0" N 2" CONTINUOUS MULCH BED           |
| ⊙                       | LEX VERTICILLATA VINTER KED                  | VINTER KED VINTERBERY (SPREAD ONE SOUTH SIDE) | 9        | 24 - 30" | 10 - 24" | -          | 3 GAL | HEAVY SPREAD, PLANT 4-0" N 2" CONTINUOUS MULCH BED           |
| ⊙                       | TEA VRSNGA                                   | VRSNGA SNEZPICE                               | 9        | 10 - 24" | 10 - 24" | -          | 3 GAL | HEAVY SPREAD, PLANT 3-0" N 2" CONTINUOUS MULCH BED           |
| <b>GROUNDCOVERS</b>     |  |   |          |          |          |            |       |  |
| ⊙                       | MIX OF ORNAMENTAL GRASSES AND PERENNIALS TBD | MIX OF ORNAMENTAL GRASSES AND PERENNIALS TBD  | 1500 SF  | -        | -        | -          | -     | SPACED AT 12 - 18" ON CENTER DEPENDENT UPON PROPOSED SPECIES |

**Planting Specifications:**

1. The contractor shall verify the location, depth and width of all existing utilities before any excavation work is performed.
2. The contractor shall verify the location, depth and width of all existing utilities before any excavation work is performed.
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**Planting Specifications (continued):**

11. The contractor shall verify the location, depth and width of all existing utilities before any excavation work is performed.
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**Soil Specifications:**

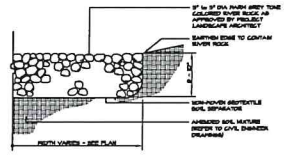
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**Soil Specifications (continued):**

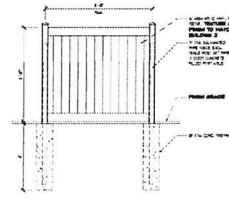
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20. The contractor shall verify the location, depth and width of all existing utilities before any excavation work is performed.

**Soil Specifications (continued):**

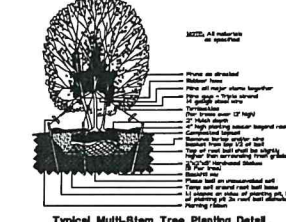
1. The contractor shall verify the location, depth and width of all existing utilities before any excavation work is performed.
2. The contractor shall verify the location, depth and width of all existing utilities before any excavation work is performed.
3. The contractor shall verify the location, depth and width of all existing utilities before any excavation work is performed.
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8. The contractor shall verify the location, depth and width of all existing utilities before any excavation work is performed.
9. The contractor shall verify the location, depth and width of all existing utilities before any excavation work is performed.
10. The contractor shall verify the location, depth and width of all existing utilities before any excavation work is performed.



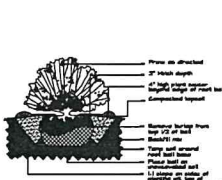
**1 River Rock Detail**  
Not to Scale



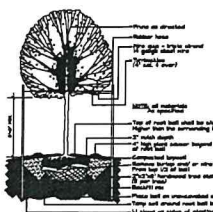
**2 Proposed Privacy Fence Detail**  
Not to Scale



**Typical Multi-Stem Tree Planting Detail**  
Not to Scale



**Typical Shrub Planting Detail**  
Not to Scale



**Typical Deciduous Tree Planting Detail**  
Not to Scale

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**Sheet Title**  
**Landscape Details**  
Scale: As Shown  
Date: 05/12/10  
Drawn by: J.L.  
Checked by: J.L.  
Project No.: 10-001