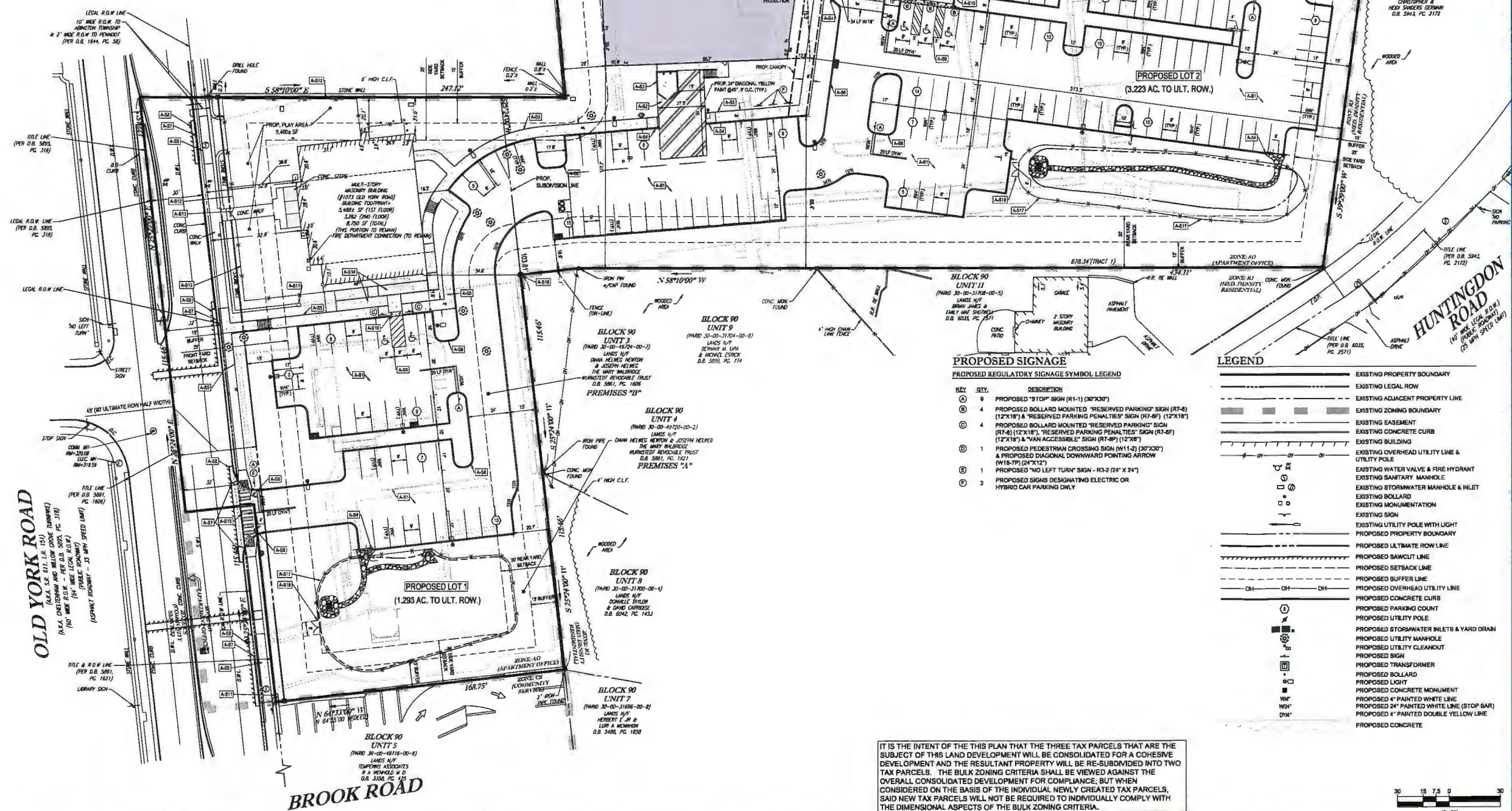


LOCATION MAP
SCALE: 1"=800'
PLAN REFERENCE: BING.COM

- SITE PLAN NOTE LEGEND**
- (A21) PROP. STD. ASPHALT PAVEMENT, SEE DETAILS.
 - (A22) PROP. CONCRETE PAVEMENT, SEE DETAILS.
 - (A23) PROP. 12" X 12" TRASH ENCLOSURE
 - (A24) PROP. 5" CURB TAPER, SEE DETAILS.
 - (A25) PROP. CONCRETE SIDEWALK, SEE DETAILS.
 - (A26) PROP. 6" CONC. CURB (TYP.), SEE DETAILS.
 - (A27) PROP. 8" CONC. CURB (TYP.), SEE DETAILS.
 - (A28) PROP. SAWCUT
 - (A29) PROP. ADA ACCESSIBLE PARKING SPACE STRIPING, SEE DETAILS.
 - (A30) PROP. BOLLARD, SEE DETAILS.
 - (A31) PROP. STONE PIER (TO MATCH EXISTING)
 - (A32) PROP. 4" HIGH BLACK ALUMINUM FENCE
 - (A33) PROP. GATE
 - (A34) PROP. CONCRETE RAMP
 - (A35) PROP. 8" WIDE HIGH VISIBILITY CROSSWALK, SEE DETAILS.
 - (A36) PROP. CONC. MONUMENT, SEE DETAILS.
 - (A37) PROP. 4" HIGH SPLIT RAIL FENCE WITH WIRE MESH FABRIC
 - (A38) PROP. GATE



PROPOSED SIGNAGE

- PROPOSED REGULATORY SIGNAGE SYMBOL LEGEND**
- | KEY | CITY | DESCRIPTION |
|-----|------|--|
| ⊙ | 9 | PROPOSED "STOP" SIGN (R1-1) (30"X30") |
| ⊙ | 4 | PROPOSED BOLLARD MOUNTED "RESERVED PARKING" SIGN (R7-4) (12"X18") & "RESERVED PARKING PENALTIES" SIGN (R7-4P) (12"X18") |
| ⊙ | 4 | PROPOSED BOLLARD MOUNTED "RESERVED PARKING" SIGN (R7-4) (12"X18"), "RESERVED PARKING PENALTIES" SIGN (R7-4P) (12"X18") & "VAN ACCESSIBLE" SIGN (R7-4V) (12"X18") |
| ⊙ | 1 | PROPOSED PEDESTRIAN CROSSING SIGN (W11-2) (30"X30") & PROPOSED DIAGONAL DOWNWARD POINTING ARROW (W15-7P) (24"X12") |
| ⊙ | 1 | PROPOSED "NO LEFT TURN" SIGN - R3-2 (24" X 24") |
| ⊙ | 3 | PROPOSED SIGNS DESIGNATING ELECTRIC OR HYBRID CAR PARKING ONLY |

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING LEGAL ROW
- EXISTING ADJACENT PROPERTY LINE
- EXISTING ZONING BOUNDARY
- EXISTING EASEMENT
- EXISTING CONCRETE CURB
- EXISTING BUILDING
- EXISTING OVERHEAD UTILITY LINE & UTILITY POLE
- EXISTING WATER VALVE & FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORMWATER MANHOLE & INLET
- EXISTING BOLLARD
- EXISTING MONUMENTATION
- EXISTING SIGN
- EXISTING UTILITY POLE WITH LIGHT
- PROPOSED PROPERTY BOUNDARY
- PROPOSED ULTIMATE ROW LINE
- PROPOSED SAWCUT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUFFER LINE
- PROPOSED OVERHEAD UTILITY LINE
- PROPOSED CONCRETE CURB
- PROPOSED PARKING COUNTER
- PROPOSED UTILITY POLE
- PROPOSED STORMWATER INLETS & YARD DRAIN
- PROPOSED UTILITY MANHOLE
- PROPOSED UTILITY CLEANOUT
- PROPOSED SIGN
- PROPOSED TRANSFORMER
- PROPOSED BOLLARD
- PROPOSED LIGHT
- PROPOSED CONCRETE MONUMENT
- PROPOSED 4" PAINTED WHITE LINE
- PROPOSED 24" PAINTED WHITE LINE (STOP BAR)
- PROPOSED 4" PAINTED DOUBLE YELLOW LINE
- PROPOSED CONCRETE

IT IS THE INTENT OF THIS PLAN THAT THE THREE TAX PARCELS THAT ARE THE SUBJECT OF THIS LAND DEVELOPMENT WILL BE CONSOLIDATED FOR A COHESIVE DEVELOPMENT AND THE RESULTANT PROPERTY WILL BE RE-SUBDIVIDED INTO TWO TAX PARCELS. THE BULK ZONING CRITERIA SHALL BE VIEWED AGAINST THE OVERALL CONSOLIDATED DEVELOPMENT FOR COMPLIANCE, BUT WHEN CONSIDERED ON THE BASIS OF THE INDIVIDUAL NEWLY CREATED TAX PARCELS, SAID NEW TAX PARCELS WILL NOT BE REQUIRED TO INDIVIDUALLY COMPLY WITH THE DIMENSIONAL ASPECTS OF THE BULK ZONING CRITERIA.

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REVISIONS

REV	DATE	COMMENT	DESIGN

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ADDITIONAL REVISIONS APPROVED BY THE LOCAL AGENCIES
CONSTRUCTION DOCUMENTS UNLESS OTHERWISE NOTED

PROJECT NO.: PC171181
DRAWN BY: J.C.F.
CHECKED BY: C.J.B.
DATE: 05/17/2018
SCALE: 1"=800'
CADD I.D.: PC171181BASE-0

PROJECT:
**PRELIMINARY/FINAL
MAJOR SUBDIVISION
AND LAND
DEVELOPMENT
PLANS**
FOR
ABINGTON TERRACE, LLC
CHOP ABINGTON
1059, 1067 & 1073 OLD YORK ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
19001

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C.J. BOCK
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE07132
NEW JERSEY LICENSE NO. JAK05510200
FLORIDA LICENSE NO. 63082

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301
5 OF 24
REVISION 0 - 2018-05-17



SUSQUEHANNA ROAD
(AKA S.R. 2017)
 (21' WIDE ROAD - PER D.B. 5805, PC 318)
 (PUBLIC ROADWAY)
 (ADJUST ROADWAY - 25 MPH SPEED LIMIT)

PROPOSED 2-STORY BUILDING
 18,311 SF (1ST FLOOR)
 18,732 SF (2ND FLOOR)
 37,043 SF (TOTAL)

MULTI-STORY WAREHOUSE BUILDING
 (1073 OLD YORK ROAD)
 BUILDING FOOTPRINT -
 5,481 SF (1ST FLOOR)
 2,363 SF (2ND FLOOR)
 4,782 SF (TOTAL)
 (THIS PORTION TO REMAIN)

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SPACE TREES					
ADOD	18	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY RED MAPLE	3-3 1/2" CAL	8-8
ADOM	13	ACER SACCHARIN GREEN MOUNTAIN	GREEN MOUNTAIN RED MAPLE	3-3 1/2" CAL	8-8
ADTE	18	OLESTRA TRICANTHOS 'TERRA SWEETIE'	BOYLEA THORNLESS HONEYLOCUST	3-3 1/2" CAL	8-8
LSR	18	LIQUIDAMBAR STYRACIFLUA 'MORNING GLORY'	REDTILED WHITEBELL	3-3 1/2" CAL	8-8
MS	9	NYCTAGINUS NYCTAGINUS	SOURWOOD OR TUPERO	3-3 1/2" CAL	8-8
ORC	9	QUERCUS BICOLOR	BURR WHITE OAK	3-3 1/2" CAL	8-8
TOD	14	TELA CORONATA GREENSPYRE	GREENSPYRE LINDBERGH	3-3 1/2" CAL	8-8
UMP	24	ULMUS AMERICANA PRINCETON	PRINCETON AMERICAN ELM	3-3 1/2" CAL	8-8
ORNDAMEN TREES					
AL	17	ALFELANDIERA LAUREA	ALLEGHANY SERVICEBERRY	8-10"	8-8
CC	19	CERCIS CHANDLERI	SAINTON REDBUD	3-3 1/2" CAL	8-8
NC	7	WALNUT CAROLINA	CAROLINA SILVERBELL	3-3 1/2" CAL	8-8
EVERGREEN TREES					
AKC	10	ARECA CORDICOLA	WHITE FER	7-8"	8-8
PM	17	PEZIZIA ABBAS	NORWAY SPRUCE	7-8"	8-8
PO	11	PRINCELOBIUM WENDENI	DOUGLAS FIR	7-8"	8-8
PP	11	PRINCELOBIUM WENDENI	SEBRINA SPRUCE	7-8"	8-8
PP	11	PRINCELOBIUM WENDENI	COLORADO SPRUCE	7-8"	8-8
EVERGREEN SHRUBS					
BNP	31	ILEX X MEXICANA 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24-30"	CONTAINER
EC	37	ILEX CRISTATA 'COMPACTA'	COMPACT AMHERST HOLLY	24-30"	CONTAINER
EL	49	ILEX GLABRA 'SUNSHINE'	SUNSHINE HOLLY	24-30"	CONTAINER
BNP	7	ILEX X MEXICANA 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	35-40"	CONTAINER
VI	13	VIBURNUM X RHYTHYDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	8-8
DECIDUOUS SHRUBS					
AS	15	ARONIA ARGENTEA 'NIGHTMARE'	RED CHERRYBERRY	3-4'	8-8
DN	7	DEUTEROCALYPTUS 'NORWAY'	COMPACT NORWAY SPRUCE	18-24"	CONTAINER
NY	41	NYCTAGINUS NYCTAGINUS	SOURWOOD	24-30"	CONTAINER
MP	23	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY	35-40"	8-8
GROUND COVER					
JIB	19	JANIPERUS HORIZONTALIS 'SOMMER'	ICE BLUE JAMPER	15-17" WIDE	CONTAINER

NOTE: IF ANY DIMENSIONS OCCUR BETWEEN MAGNITUDES SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL GOVERN.

GENERAL NOTES:

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. SEE SHEET C-702 FOR COMPLIANCE CHART.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION R.C.2, UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL. PRIOR TO INSTALLATION, ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

OLD YORK ROAD
(AKA S.R. 611, L.R. 151) (DUMPER)
 (AKA, CHATELAIN AND WILLOW DRIVE, PC 318)
 (20' WIDE ROAD - PER D.B. 5805, PC 318)
 (PUBLIC ROADWAY)
 (ADJUST ROADWAY - 25 MPH SPEED LIMIT)

AREA TO BE MATCHED WITH 4-6" REVERSTONE MOUNTED TO MEET ELEVATION OF GRATE (TYP)

AREA TO BE SEEDDED WITH ERNET RAIN GARDEN SEED MIX (ERNET-18) (SEE SPECIFICATIONS)

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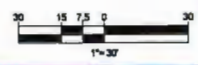
PROJECT NO.: PC171161
 DRAWN BY: J.C.F.
 CHECKED BY: C.J.S.
 DATE: 05/17/2019
 SCALE: 1"=30'
 CAD ID: PC171161LSPG-2

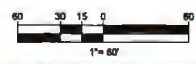
PROJECT:
PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLANS
 FOR
ABINGTON TERRACE, LLC
 CHOP ABINGTON
 1050, 1067 & 1073 OLD YORK ROAD
 ABINGTON TOWNSHIP
 MONTGOMERY COUNTY
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D.T. NORTH
 REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE NO. LA002728

SHEET TITLE:
POST CONSTRUCTION STORMWATER MANAGEMENT LANDSCAPE PLAN
 SHEET NUMBER:
C-701
 19 OF 24
 REVISION 0 - 2019-05-17





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 PROJECT No.: PC171181 J.C.F.
 DRAWN BY: C.J.B.
 DATE: 05/17/2018
 SCALE: 1"=60'
 CAD L.D.: PC171181BASE-0

PROJECT:
PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLANS
 FOR
ABINGTON TERRACE, LLC
 CHOP ABINGTON
 1059, 1067 & 1073 OLD YORK ROAD
 ABINGTON TOWNSHIP
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 FLORIDA LICENSE No. 63082

SHEET TITLE:
AERIAL PLAN
 SHEET NUMBER:
C-905
 24 OF 24
 REVISION 0 - 2019-05-17