

PROPOSED 244 UNIT APARTMENT BUILDING/MULTIPLEX
 - 5 LEVELS OF APARTMENTS - 244 UNITS
 - 2 LEVELS OF PARKING - 491 SPACES
 - HEIGHT = 75'
 - LOWER LEVEL GARAGE FFE = 224.00
 - UPPER LEVEL GARAGE FFE = 234.00

LINE LEGEND

---	PROPERTY LINE
---	LEGAL RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	PARKING SETBACK LINE
---	BUILDING SETBACK LINE
---	MUNICIPAL BOUNDARY LINE
---	EXIST. CURB
---	PROP. FLUSH CURB
---	PROP. CONCRETE CURB
---	EXT. TELEPHONE LINE

BUILDING SETBACKS

FROM	TO	MINIMUM	MAXIMUM
FROM CURB LINE OF PUBLIC OR PRIVATE STREET OR FROM ACCESS DRIVE	TO FACE OF BUILDING	10 FT. (MINIMUM)	10 FT. (MAXIMUM)
FROM CURB LINE OF SIDE STREET OR SIDEWALK ACCESS DRIVE	TO FACE OF BUILDING	5 FT.	10 FT.
FROM PUBLIC USE	TO FACE OF BUILDING	5 FT.	10 FT.
FROM SIDE ALLEY	TO FACE OF BUILDING	5 FT.	10 FT.
FROM SIDE OF HIGH PAVEMENT ROAD	TO FACE OF BUILDING	10 FT. (MINIMUM)	10 FT. (MAXIMUM)
FROM SIDE OF HIGH PAVEMENT ROAD MEETING A LINE OF PROPERTY OR OTHER PUBLIC USE	TO FACE OF BUILDING	10 FT. (MINIMUM)	10 FT. (MAXIMUM)
FROM OFF-STREET PARKING AREA	TO FACE OF BUILDING	5 FT.	10 FT.
FROM EXIST. SIDEWALK BALANCE OF SAME SEC.	TO FACE OF BUILDING	5 FT.	10 FT.

DIMENSIONAL REGULATIONS

MINIMUM	MAXIMUM
MIN. LOT AREA	12,000 SQ. FT.
MIN. FRONT YARD SETBACK	10 FT.
MIN. SIDE YARD SETBACK (75% OF ALL BUILDING)	5 FT.
MIN. REAR YARD SETBACK	5 FT.
MIN. MAXIMUM HEIGHT	75 FT.
MIN. PLANNED AREA RATIO	0.25 (MAXIMUM)
MIN. MINIMUM COVERAGE	10%
MIN. MINIMUM OPEN SPACE	10%



LOCATION MAP
 1" = 1,000'

GENERAL NOTES

- THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO THE APPROVAL OF THE APPROPRIATE AGENCIES AND AGENCIES.
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MIN. REQUIREMENTS

MINIMUM	MAXIMUM
MIN. LOT AREA	12,000 SQ. FT.
MIN. FRONT YARD SETBACK	10 FT.
MIN. SIDE YARD SETBACK (75% OF ALL BUILDING)	5 FT.
MIN. REAR YARD SETBACK	5 FT.
MIN. MAXIMUM HEIGHT	75 FT.
MIN. PLANNED AREA RATIO	0.25 (MAXIMUM)
MIN. MINIMUM COVERAGE	10%
MIN. MINIMUM OPEN SPACE	10%

BONUS PROVISIONS

TYPE	MINIMUM	MAXIMUM
1. SPECIAL USE PERMITS	1	1
2. SPECIAL USE PERMITS	1	1
3. SPECIAL USE PERMITS	1	1
4. SPECIAL USE PERMITS	1	1
5. SPECIAL USE PERMITS	1	1
6. SPECIAL USE PERMITS	1	1
7. SPECIAL USE PERMITS	1	1
8. SPECIAL USE PERMITS	1	1
9. SPECIAL USE PERMITS	1	1
10. SPECIAL USE PERMITS	1	1

BOHLER ENGINEERING

LAND SURVEYING, CIVIL ENGINEERING, ARCHITECTURE, ENVIRONMENTAL ENGINEERING, ELECTRICAL ENGINEERING, MECHANICAL ENGINEERING, PLUMBING ENGINEERING, TRANSPORTATION SERVICES, SUSTAINABLE DESIGN, TREEMANAGEMENT SERVICES, TRANSPORTATION SERVICES

1515 MARKET STREET, SUITE 200
 PHILADELPHIA, PENNSYLVANIA 19102
 Phone: (215) 463-3400
 Fax: (215) 463-3401
 www.bohlerengineering.com

REVISIONS

NO.	DATE	COMMENT	BY
1	07/01/2019	PER TOWNSHIP COMMENTS	AG
2	07/01/2019	PER TOWNSHIP COMMENTS	AG
3	07/01/2019	PER TOWNSHIP COMMENTS	AG

CALL BEFORE YOU DIG!

PHILADELPHIA LAW ENFORCEMENT
 3 MONTHS NOTICE FOR CONSTRUCTION PERMITS AND TO INCREASE DATE IN DESIGN
 876-4151

PAI
 1-800-442-2778

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 1910008
 DRAWN BY: AGS
 CHECKED BY: CND
 DATE: 07/01/2019
 SCALE: AS SHOWN
 CAD D: 1910008148000V-3

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FDR:
 THE FAIRWAY
 ABINGTON TOWNSHIP
 MONTGOMERY COUNTY, PA
 ABINGTON TOWNSHIP APPLICATION #LD-18-09
 BAEDERWOOD RESIDENTIAL PARTNERS, L.P.
 1301 LANCASTER AVENUE
 BERWYN, PA

BOHLER ENGINEERING

1515 MARKET STREET, SUITE 200
 PHILADELPHIA, PENNSYLVANIA 19102
 Phone: (215) 463-3400
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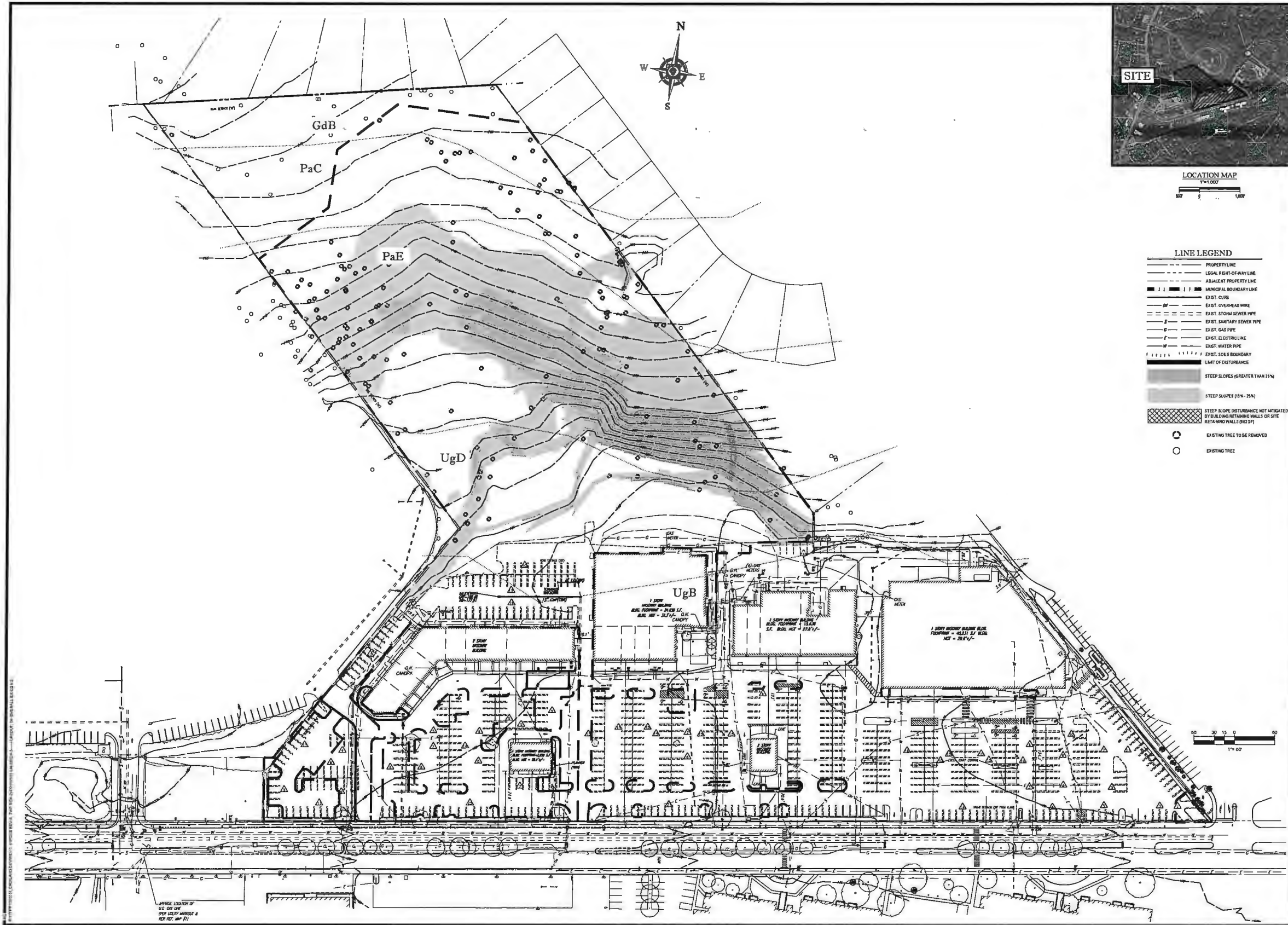
C. BROWN

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE078317

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
2
 OF 65

REVISION - 3



LOCATION MAP
1"=1,000'

LINE LEGEND

- PROPERTY LINE
- LEGAL RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- MUNICIPAL BOUNDARY LINE
- EXIST. CURB
- EXIST. OVERHEAD WIRE
- EXIST. STORM SEWER PIPE
- EXIST. SANITARY SEWER PIPE
- EXIST. GAS PIPE
- EXIST. ELECTRIC LINE
- EXIST. WATER PIPE
- EXIST. SOIL BOUNDARY
- LIMIT OF DISTURBANCE
- STEEP SLOPES (GREATER THAN 25%)
- STEEP SLOPES (15% - 25%)
- STEEP SLOPE DISTURBANCE NOT MITIGATED BY BUILDING RETAINING WALLS OF SITE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE

BOHLER ENGINEERING

LAND SURVEYING, CIVIL AND CONSULTING ENGINEERING, ARCHITECTURE, ELECTRICAL ENGINEERING, MECHANICAL ENGINEERING, PLUMBING, PIPING, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

1516 MARKET STREET, SUITE 200
PHILADELPHIA, PENNSYLVANIA 19102
PHONE: (215) 402-3450
FAX: (215) 402-3451
WWW.BOHLERENGINEERING.COM

REVISIONS

REV.	DATE	COMMENT	BY
1	10/20/09	PER COMMENTS	AG
2	10/20/09	PER COMMENTS	AG
3	10/20/09	PER COMMENTS	AG

CALL BEFORE YOU DIG!

POSSIBLE UNKNOWN UTILITIES
A WORKING COPY OF THIS PLAN
SHOULD BE OBTAINED BY ALL
CONTRACTORS BEFORE ANY
EXCAVATION OR DRILLING
OPERATIONS ARE UNDERTAKEN.

PAI
1-800-421-4775

POCS SERIAL NUMBER
2010M11140

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 09-00555
DRAWN BY: JAG
CHECKED BY: CHD
DATE: 07/20/09
SCALE: 1"=40'
CADD: JAG

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR
THE FAIRWAY
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PA
ABINGTON TOWNSHIP
APPLICATION #LD-19-09
BAEDERWOOD
RESIDENTIAL
PARTNERS, L.P.
1301 LANCASTER AVENUE
BERWYN, PA

BOHLER ENGINEERING

1516 MARKET STREET, SUITE 200
PHILADELPHIA, PENNSYLVANIA 19102
PHONE: (215) 402-3450
FAX: (215) 402-3451
WWW.BOHLERENGINEERING.COM

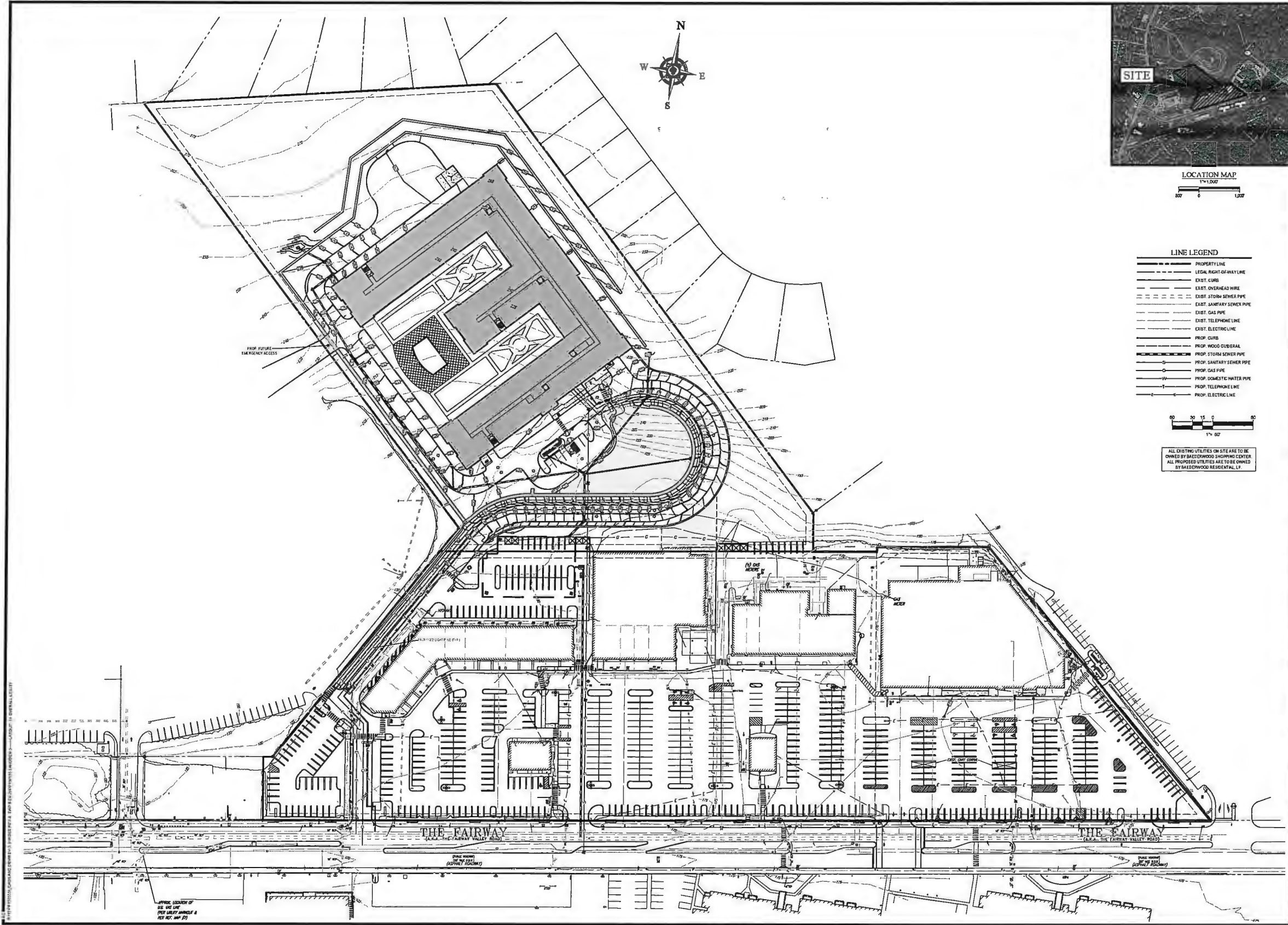
C. BROWN

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE012517

OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
6

REVISION - 3



LOCATION MAP
1"=1,000'

LINE LEGEND

- PROPERTY LINE
- - - LEGAL RIGHT-OF-WAY LINE
- EXIST. CURB
- EXIST. OVERHEAD WIRE
- EXIST. STORM SEWER PIPE
- EXIST. SANITARY SEWER PIPE
- EXIST. GAS PIPE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- PROP. CURB
- PROP. WOOD CUIBERAL
- PROP. STORM SEWER PIPE
- PROP. SANITARY SEWER PIPE
- PROP. GAS PIPE
- PROP. DOMESTIC WATER PIPE
- PROP. TELEPHONE LINE
- PROP. ELECTRIC LINE



ALL EXISTING UTILITIES ON SITE ARE TO BE OWNED BY BAEDERWOOD SHOWING CENTER. ALL PROPOSED UTILITIES ARE TO BE OWNED BY BAEDERWOOD RESIDENTIAL, LP.

BOHLER ENGINEERING

LAND SURVEYING CIVIL MECHANICAL ELECTRICAL ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

1515 MARKET STREET, SUITE 820
PHILADELPHIA, PENNSYLVANIA 19102
Phone: (215) 452-3400
Fax: (215) 452-3401
www.bohlerengineering.com

REVISIONS

NO.	DATE	COMMENT	BY
1	10/05/2018	PROJ. DEVELOPMENT COMPLETE	AG
2	09/03/2018	PCR & PDS SUBMISSION	AG
3	10/05/2018	PCR DEVELOPMENT COMPLETE	AG

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES I WORK AND DATE NOTICE FOR CONSTRUCTION PROJECTS AND TO WORKING DATE IN DESIGN STAGE - 11/01/2011

PAI PUBLIC SAFETY NUMBER
1-800-241-4776 305611140

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: #P18038
DRAWN BY: ASB
CHECKED BY: CND
DATE: 07/01/2019
SCALE: AS SHOWN
CADD: D. JOHNSON (LANDSCAPE)

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR
THE FAIRWAY
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PA
ABINGTON TOWNSHIP
APPLICATION # (LD-19-09)
BAEDERWOOD
RESIDENTIAL
PARTNERS, L.P.
1301 LANCASTER AVENUE
BERWYN, PA

BOHLER ENGINEERING

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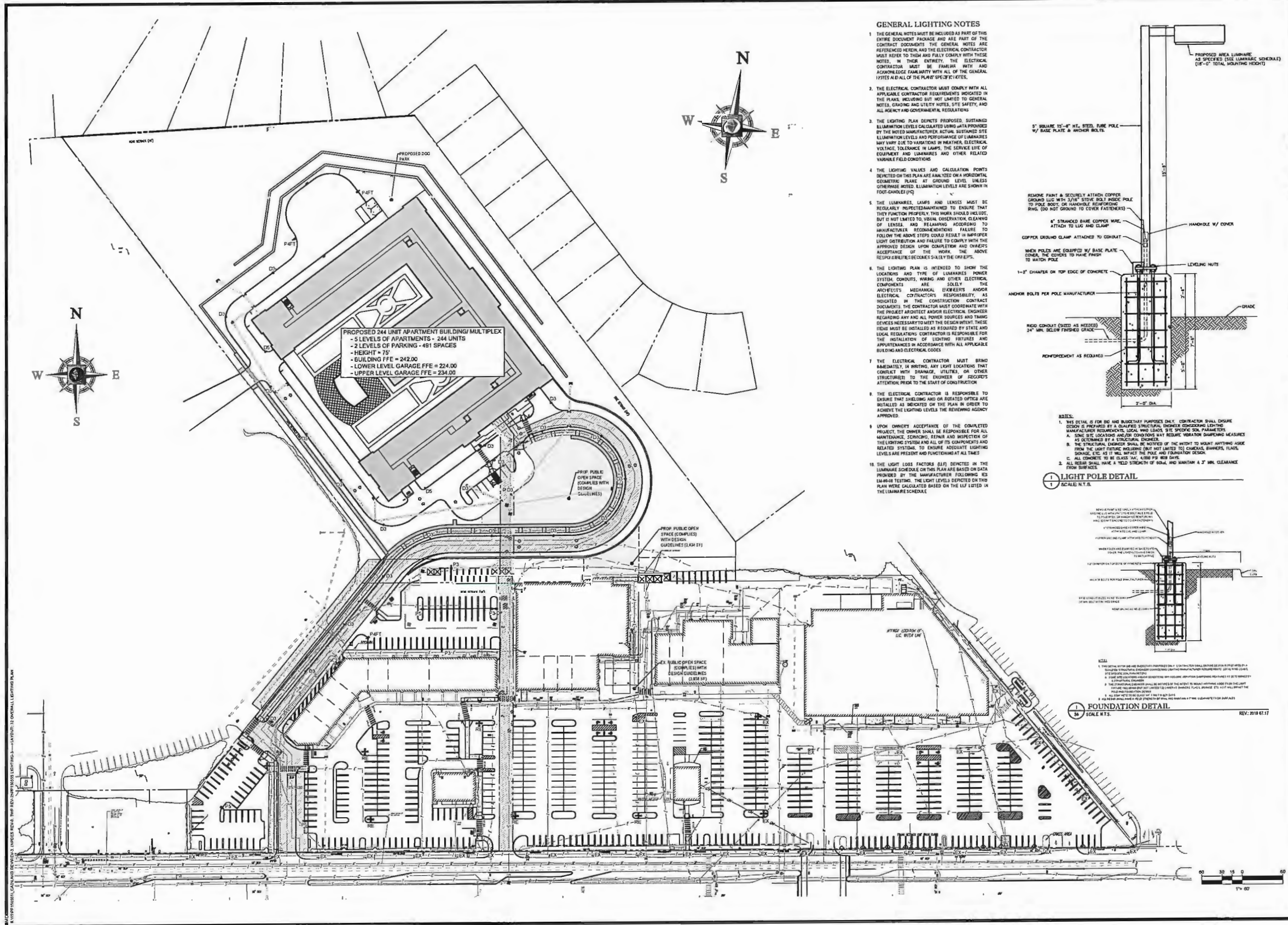
C. BROWN

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE072317

OVERALL UTILITY PLAN

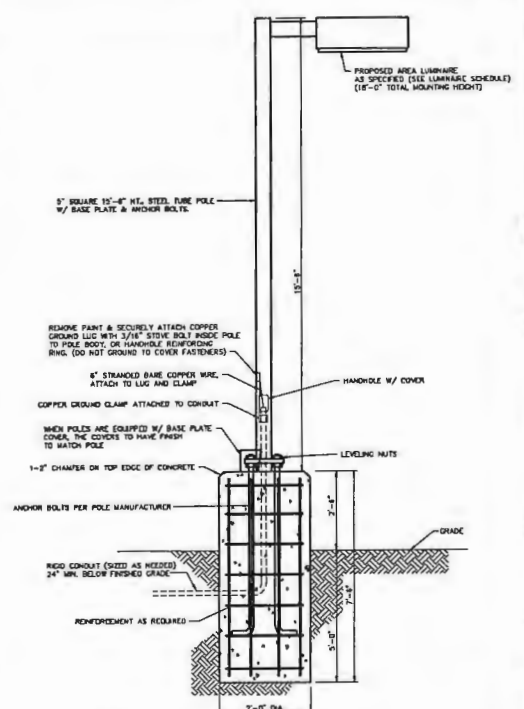
SHEET NUMBER:
14
OF 25

REVISION - 3

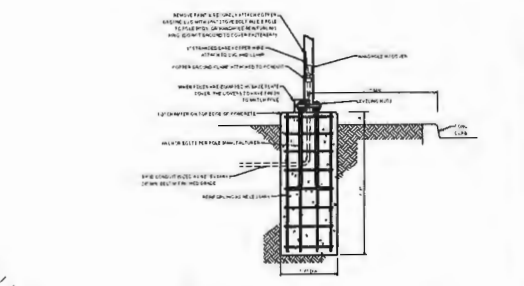


GENERAL LIGHTING NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND THE ELECTRICAL CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE ELECTRICAL CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE COMPLIANCE WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLAN'S SPECIFICATIONS.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL, SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL, UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELS (FC).
5. THE LUMINAIRE, LAMP, AND LENS MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND REPLACING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK. THE ABOVE RESPONSIBILITIES BECOME SOLELY THE CONTRACTOR'S.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATION AND TYPE OF LUMINAIRE, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL, ELECTRICAL AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TRACING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INCLUDED AS REQUIRED BY STATE AND LOCAL REGULATING AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. THE ELECTRICAL CONTRACTOR MUST BE RESPONSIBLE IN WRITING ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES TO THE ENGINEER OF RECORD'S ATTENTION PRIOR TO THE START OF CONSTRUCTION.
8. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OFFICES ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
9. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
10. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-79-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.



1 LIGHT POLE DETAIL
SCALE: 1/4\"/>



2 FOUNDATION DETAIL
SCALE: 1/4\"/>

BOHLER ENGINEERING
 SITE CIVIL AND CONSTRUCTION ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN TRANSPORTATION SERVICES
 1616 MARKET STREET, SUITE 200 PHILADELPHIA, PENNSYLVANIA 19102
 PHONE: (215) 422-3400 FAX: (215) 402-3401
 WWW.BOHLERENGINEERING.COM

REVISIONS

REV	DATE	COMMENT	BY
1	10/20/2018	PER TOWNSHIP COMMENTS	AG
2	10/30/2018	PER TOWNSHIP SUBMISSION	AG
3	12/18/2018	PER TOWNSHIP COMMENTS	AG

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW ENFORCED
 1 WORKING DAY NOTICE FOR
 CONSTRUCTION PHASE AND 16
 WORKING DAY NOTICE FOR
 STAGE - PRE CONSTRUCTION
 PAI
 1-800-342-7774

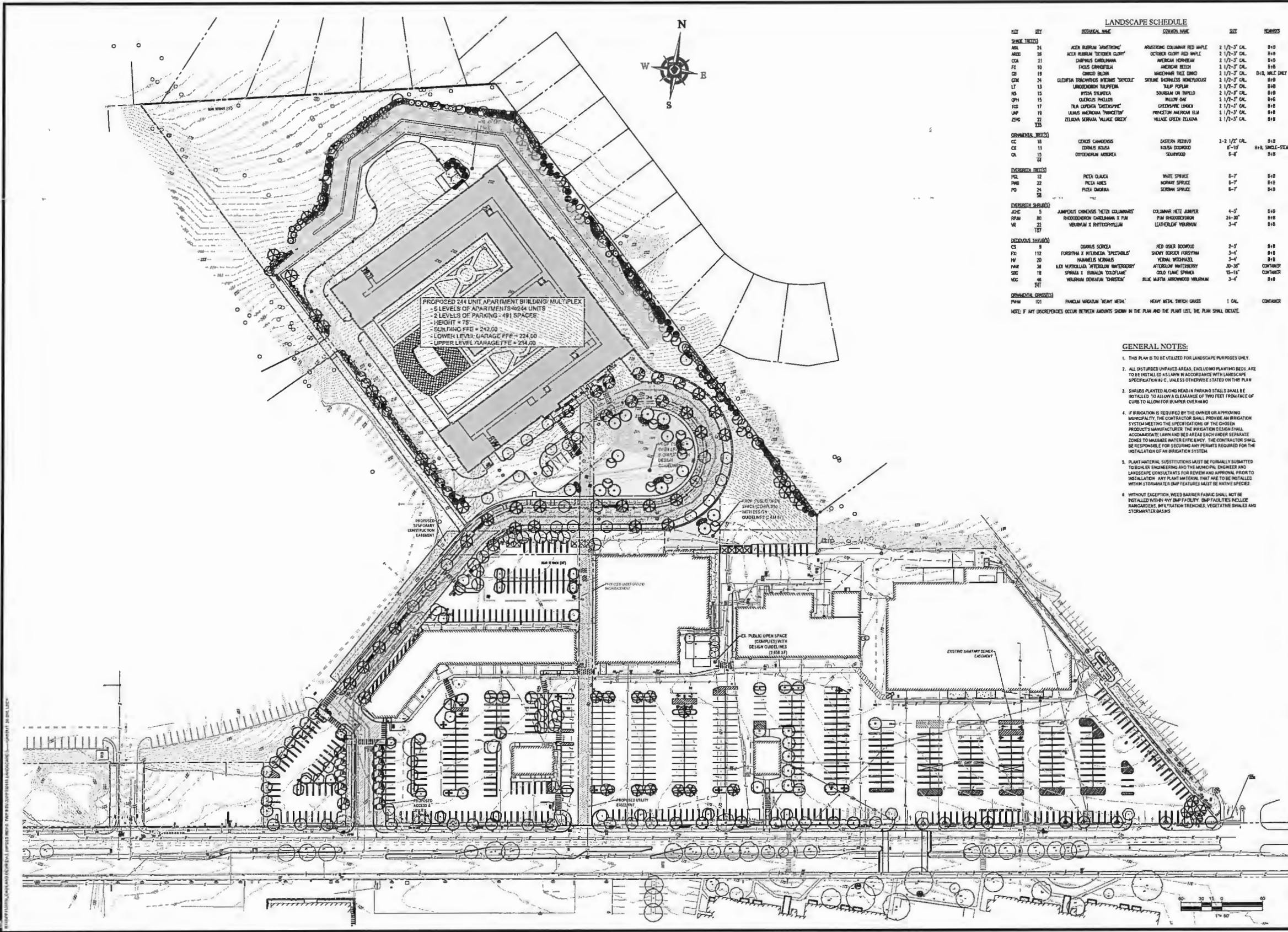
NOT APPROVED FOR CONSTRUCTION
 PROJECT No: PP150555
 DRAWN BY: AGG
 CHECKED BY: CND
 DATE: 07/05/2018
 SCALE: AS NOTED
 CADD ID: PP150555 LIGHTING-3

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
 FOR
 THE FAIRWAY
 ABINGTON TOWNSHIP
 MONTGOMERY COUNTY, PA
 ABINGTON TOWNSHIP
 APPLICATION #LD-19-009
 BAEDERWOOD
 RESIDENTIAL
 PARTNERS, L.P.
 1301 LANCASTER AVENUE
 BERWYN, PA

BOHLER ENGINEERING
 1616 MARKET STREET, SUITE 200
 PHILADELPHIA, PENNSYLVANIA 19102
 PHONE: (215) 422-3400
 FAX: (215) 402-3401
 www.BohlerEngineering.com

A.S. BENOSKY
 REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE NO. LA001371E

OVERALL LIGHTING PLAN
 SHEET NUMBER:
 32
 OF 65
 REVISION - 3



LANDSCAPE SCHEDULE

SYM	QTY	SYMBOL NAME	COMMON NAME	SIZE	REMARKS
SHRUB (12/13)					
ARL	24	ACEA RUBRA 'ANTHONY'	ARISTEA COLUMBIA RED WAXLE	2 1/2-3" CAL.	8-10
ACC	36	ACEA RUBRA 'OCTOBER CLORY'	OCTOBER CLORY RED WAXLE	2 1/2-3" CAL.	8-10
COA	31	CARYOPUS CAROLINANA	AMERICAN HORSEBEECH	2 1/2-3" CAL.	8-10
FC	10	FICUS CORNIFOLIA	AMERICAN BEECH	2 1/2-3" CAL.	8-10
CF	18	CORUS BULGOS	WINDSOR TREE CORUS	2 1/2-3" CAL.	8-10 WIDE ONLY
CRK	24	CLETHRA TOCOTOBIENSIS 'SUNGLAZ'	SKYLINE BURNING BUSH/TOCOTOBIENSIS	2 1/2-3" CAL.	8-10
LT	13	LEUCODENDRON TRAPPENI	TALIP POPPY	2 1/2-3" CAL.	8-10
NS	15	NYCTAGINUS SPLENDENS	BOURBON OR WINDLE	2 1/2-3" CAL.	8-10
OPH	15	QUERCUS PHILLOIDES	BALDWIN OAK	2 1/2-3" CAL.	8-10
TG	17	TRIA LORIANA 'TARDIVUM'	CREOSOTE LINDA	2 1/2-3" CAL.	8-10
UP	18	ULMUS AMERICANA 'FRANCOIS'	FRANCOIS AMERICAN ELM	2 1/2-3" CAL.	8-10
ZYG	22	ZELKOA SERVINA 'VALLEY GREEN'	VALLEY GREEN ZELKOA	2 1/2-3" CAL.	8-10
ORNAMENTAL (12/13)					
CC	18	CORUS CORNIFOLIA	DARTON REDBUD	2-2 1/2" CAL.	8-10
CE	11	CORUS BULGOS	KOON REDBUD	8"-10"	8-10, SINGLE-CORN
CL	15	COTONEASTER AMERICANA	SOUEWOOD	6-8"	8-10
DECIDUOUS (12/13)					
FC	12	FICUS ALBA	WHITE SPURGE	6-7"	8-10
FW	22	FICUS ALBA	NORWAY SPURGE	6-7"	8-10
PO	24	FICUS OMBRINA	SERENA SPURGE	6-7"	8-10
DECIDUOUS (12/13)					
AM	3	AMORPHUS CANADENSIS 'NETO' 'COLLARIANS'	COLLARIANS NETO JAMPER	4-5"	8-10
RFM	30	ROXBURGHIA CANADENSIS 'E. PLUM'	PINK ROXBURGHIA	24-30"	8-10
VE	22	VERONICA X BRITTELYNELLUM	LEATHERLEAF VERONICA	3-4"	8-10
DECIDUOUS (12/13)					
CS	8	CORUS SOROKA	RED OAK BROOM	2-3"	8-10
FR	112	FRAXINUS 'HYBRIDUM' 'SPECTABILIS'	SHAW HYBRID FRAXINUS	3-4"	8-10
HF	20	HAMMILL'S VIBURNUM	VIBURNUM 'HYBRIDUM'	3-4"	8-10
HM	36	HELMINTHOSPORIA 'ANTERIORUM' 'WHITEBERRY'	ANTERIORUM WHITEBERRY	30-36"	CONTAINER
SEC	18	SPARGANGLIA 'BURBANKI' 'TOLIFLORA'	COLD FLAME SPARGANGLIA	15-18"	CONTAINER
VIC	36	VERONICA BRITTELYNELLUM 'TOBIENSI'	BLUE WAXLE BROOMVERONICA	3-4"	8-10
ORNAMENTAL (12/13)					
PAM	101	PANICUM VIRGATUM 'HEAVY WEAH'	HEAVY WEAH SWITCH GRASS	1 CAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL PREVAIL.

- #### GENERAL NOTES:
- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
 - ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAMP IN ACCORDANCE WITH LANDSCAPE SPECIFICATION B/C, 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 GROUND PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND AREA 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 BARRIERS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

BOHLER ENGINEERING

LANDSCAPE ARCHITECTURE
 PENNSYLVANIA LICENSE NO. LA01271E

1516 MARKET STREET, SUITE 920
 PHILADELPHIA, PENNSYLVANIA 19102
 Phone: (215) 482-3400
 Fax: (215) 482-3400
 www.bohlerengineering.com

REVISIONS

REV.	DATE	COMMENT	BY
1	10/26/2011	PER TOWNSHIP COMMENT	AG
2	11/02/2011	PER TOWNSHIP COMMENT	AG
3	11/02/2011	PER TOWNSHIP COMMENT	AG

CALL BEFORE YOU DIG!

PENNSYLVANIA LANDSCAPE ARCHITECT
 1516 MARKET STREET, SUITE 920
 PHILADELPHIA, PENNSYLVANIA 19102
 NOTICE: 30 DAYS IN ADVANCE
 STAGE - 10/27/11

PAI
 PENNSYLVANIA ARCHITECTS
 1-800-342-2776 215-482-3400

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 11/02/2011
 DRAWN BY: AAG
 CHECKED BY: CVD
 DATE: 10/26/2011
 SCALE: 1" = 30'
 CDS/B: 11/02/2011

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR
 THE FAIRWAY
 ABINGTON TOWNSHIP
 MONTGOMERY COUNTY, PA
 ABINGTON TOWNSHIP
 APPLICATION #11-0-19-09
 BAEDERWOOD
 RESIDENTIAL
 PARTNERS, L.P.
 1301 LANCASTER AVENUE
 BERWYN, PA

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A.S. BENOSKY

REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE NO. LA01271E

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
36
 OF 65

REVISION - 3