

# GENERAL NOTES

- THIS PLAN REFERENCES A PLAN: CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC. 213 W MAIN STREET, SUITE 201 LANSDALE, PA 19446 PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" DATED: 10/17/2019
- OWNER/APPLICANT: CHAVIERA REALTY PARTNERS, LLC 4122 HAVERTY AVENUE, SUITE 11 PHILADELPHIA, PA 19104
- PROJECT LOCATION INFORMATION: 1209 RYDAL ROAD ABINGTON TOWNSHIP, PA 19001 MONTGOMERY COUNTY, PENNSYLVANIA TWP# 30-00-61132-002 GROSS LOT AREA: 339,948.65 SQFT, 7.804 ACRES
- ZONING INFORMATION: ZONING DISTRICT: R-1 RESIDENTIAL ZONING DISTRICT EXISTING USE: H-7 SINGLE FAMILY RESIDENTIAL HOME PROPOSED USE: E-10 LIFE CARE FACILITY (CONTINUING CARE) AND E-12 NURSING HOME
- ZONING BULK AND AREA REQUIREMENTS:

T.M.P. 30-00-61132-002 R-1 - RESIDENTIAL ZONING DISTRICT:			
MINIMUM LOT REQUIREMENTS:	REQUIRED R-1	EXISTING	PROPOSED LOT 1 H-7 SINGLE FAMILY HOME
MIN. LOT AREA (NET):	1.0 AC (43,560 SF)	7.316 ACRES (318,769.9 SF)	1.622 ACRES (70,650.77 SF)
MIN. LOT WIDTH:	200 FT	311.9 FT	311.9 FT
MIN. LOT DEPTH:	100'	401.6 FT	474.5 FT
MIN. FRONT YARD:	50 FT	300 FT +	300 FT +
MIN. SIDE YARD:	20 FT	74.5 FT +	42.0, 74.5 FT
MIN. REAR YARD:	30 FT	>30.0 FT	52.0 FT
MAX. BUILDING AREA:	20%	1.10% (3,519) SF	4.98% (3,519) SF
MAX. IMPERVIOUS COVERAGE:	25%	5.51% (17,579) SF	24.86% (17,579) SF
MINIMUM GREEN AREA:	75%	94.69% (301,190) SF	75.12% (33,071) SF
MAX. BUILDING HEIGHT:	35 FT	29 FT ±	29 FT
MAX. BUILDING LENGTH:	150 FT	106.7 FT	106.7 FT
MIN. OPEN SPACE:	N/A	N/A	N/A
			PROPOSED LOT 2 E-10/ E-12 LIFE CARE FACILITY
			5.696 ACRES (248,119.1 SF)
			311.9 FT
			474.5 FT
			115.04 FT
			50.8, 100.7 FT
			84.72 FT
			13.2% (32,744) SF
			38.8% (96,313) SF
			311.9 FT
			61.18% (151,808) SF
			37.5 FT
			160 FT
			50% OF GROSS SITE AREA
			61.18%

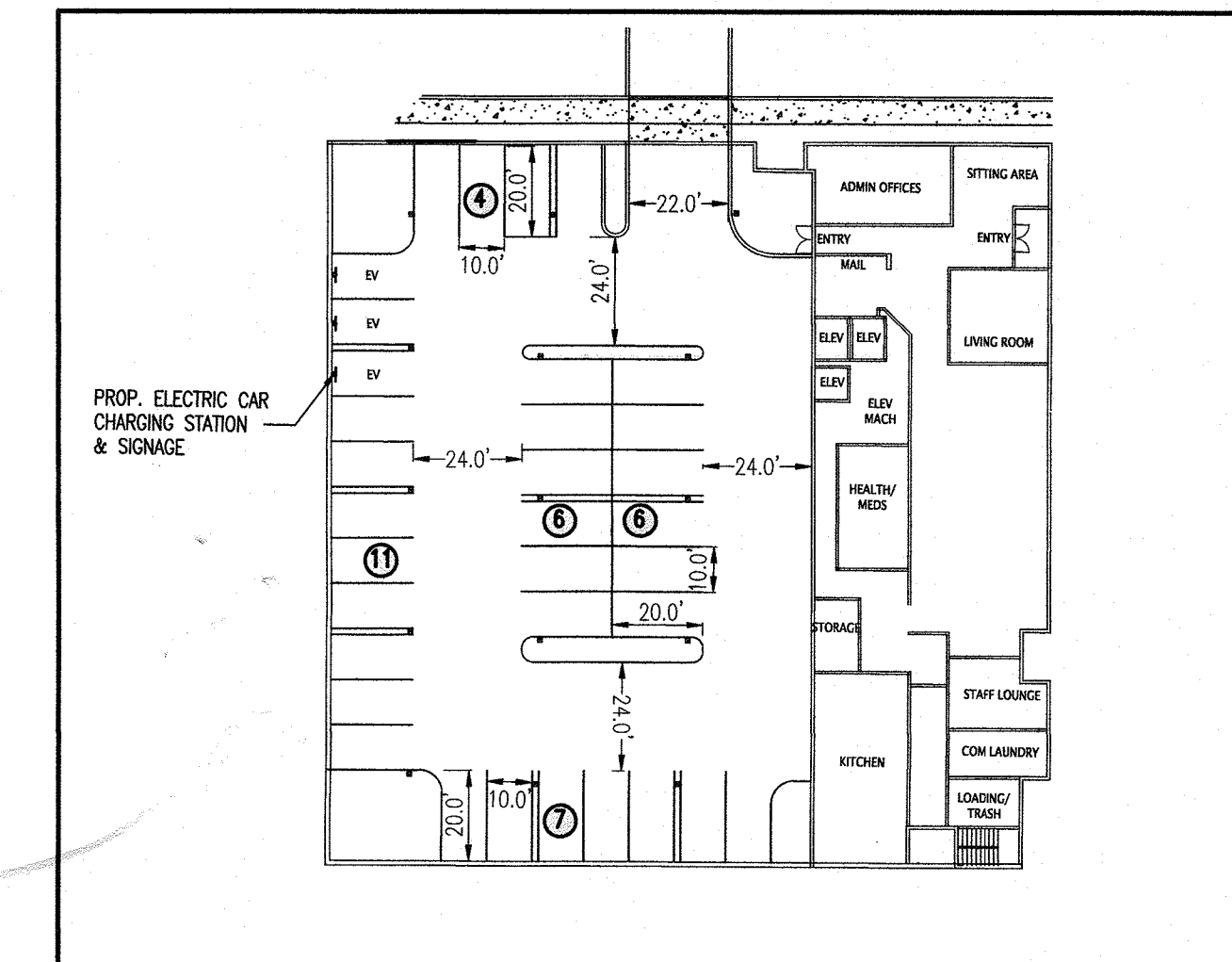
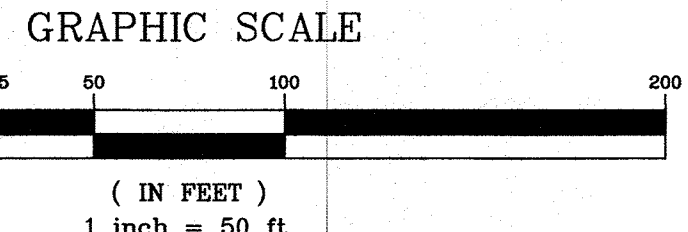
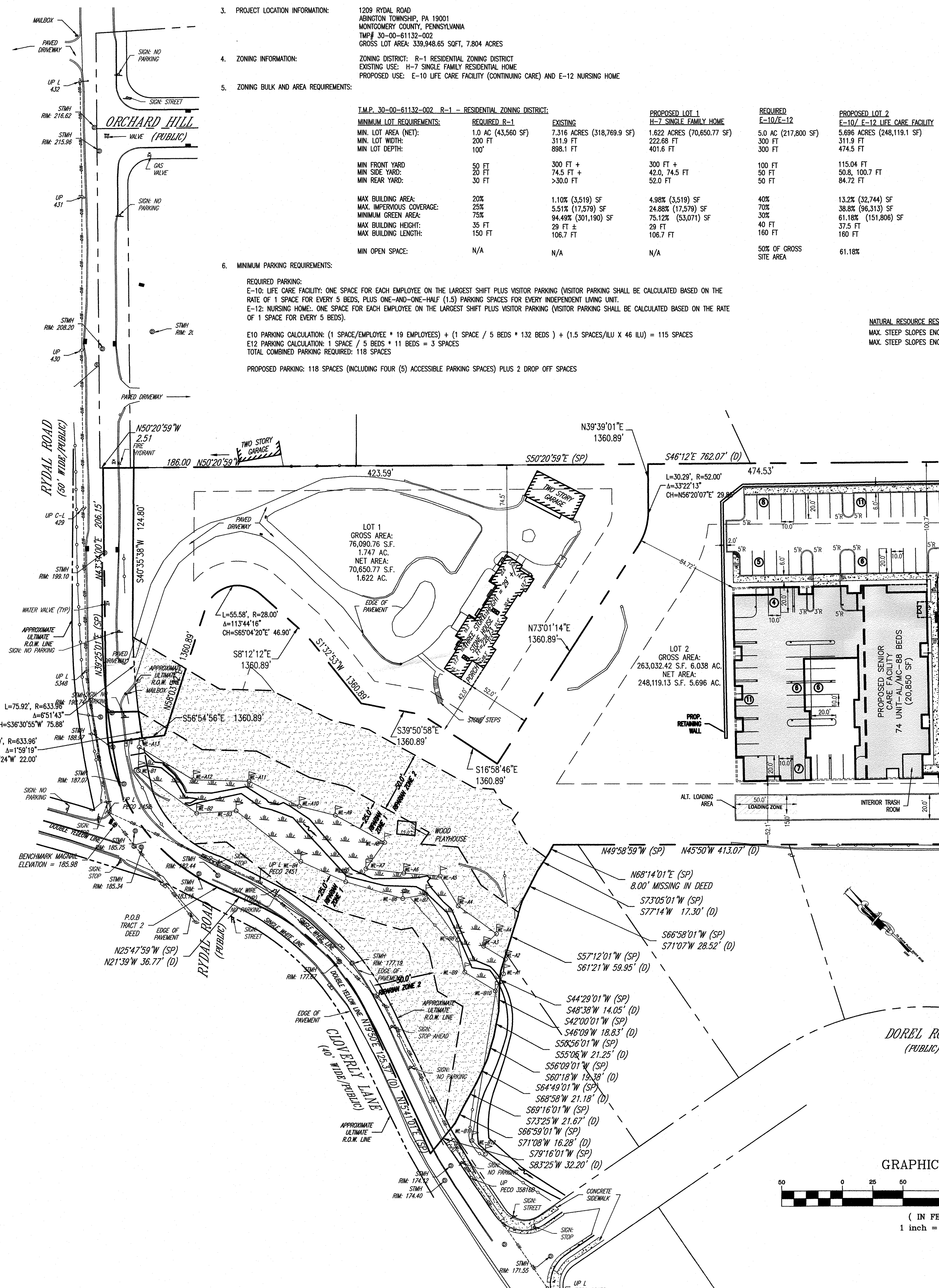
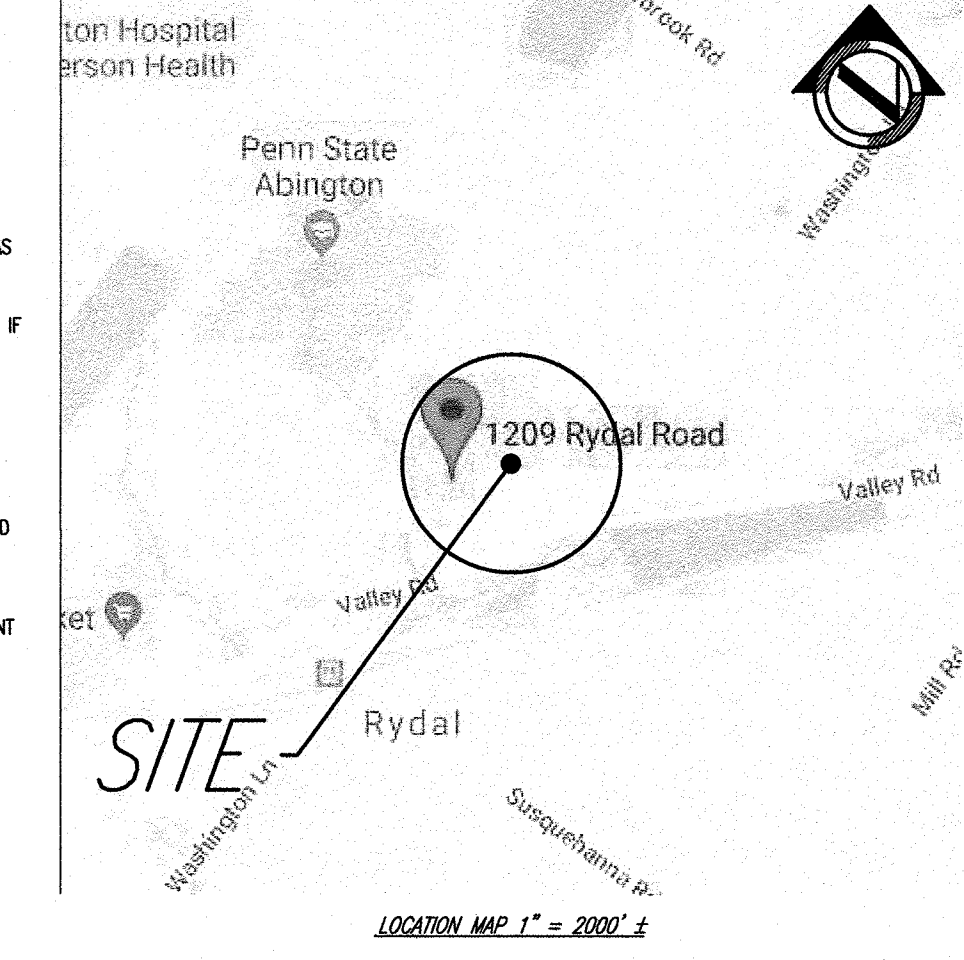
- REQUIRED PARKING:  
E-10 LIFE CARE FACILITY: ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS VISITOR PARKING (VISITOR PARKING SHALL BE CALCULATED BASED ON THE RATE OF 1 SPACE FOR EVERY 5 BEDS, PLUS ONE-AND-ONE-HALF (1.5) PARKING SPACES FOR EVERY INDEPENDENT LIVING UNIT.  
E-12 NURSING HOME: ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS VISITOR PARKING (VISITOR PARKING SHALL BE CALCULATED BASED ON THE RATE OF 1 SPACE FOR EVERY 5 BEDS).
- E10 PARKING CALCULATION: 1 SPACE/EMPLOYEE \* 19 EMPLOYEES + (1 SPACE / 5 BEDS \* 132 BEDS) + (1.5 SPACES/LLU X 46 LLU) = 115 SPACES  
E12 PARKING CALCULATION: 1 SPACE / 5 BEDS \* 11 BEDS = 3 SPACES  
TOTAL COMBINED PARKING REQUIRED: 118 SPACES
- PROPOSED PARKING: 118 SPACES (INCLUDING FOUR (5) ACCESSIBLE PARKING SPACES) PLUS 2 DROP OFF SPACES

- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
- BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SPECIAL FLOOD HAZARD AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, PER MAP EXHIBITED TYPICAL FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 401 OF 451, MAP NUMBER 42091C04016, EFFECTIVE DATE MARCH 2, 2016.
- THIS PLAN IS PREPARED FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.
- PER §1806.8 - CONDITIONAL USES - THE BOARD OF COMMISSIONERS SHALL GRANT A CONDITIONAL USE ONLY IF IT FINDS ADEQUATE EVIDENCE THAT ANY PROPOSED DEVELOPMENT SUBMITTED WILL MEET ALL OF THE FOLLOWING GENERAL REQUIREMENTS AS WELL AS ANY SPECIFIC REQUIREMENTS AND STANDARDS LISTED HEREIN FOR THE PROPOSED USE. THE BOARD SHALL REQUIRE THAT ANY PROPOSED USE, AND ITS LOCATION AMONG OTHER THINGS, SHALL BE:
  - IN ACCORDANCE WITH THE ABINGTON TOWNSHIP COMPREHENSIVE PLAN.
  - CONSISTENT WITH THE SPIRIT, PURPOSES, AND INTENT OF THE APPLICABLE ZONING DISTRICT.
  - AN IMPROVEMENT WHICH IS NOT A DETRIMENT TO THE PROPERTIES IN THE IMMEDIATE VICINITY, AND WHICH SHALL BE IN THE BEST INTERESTS OF THE TOWNSHIP.
  - IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF THIS ORDINANCE AND ALL MUNICIPAL, STATE AND FEDERAL CODES APPLICABLE TO THE USE OR PROCESS IN QUESTION.

THE IMPROVEMENTS SHOWN WITHIN THIS CONDITIONAL USE PLAN SET, HAVE BEEN DESIGNED TO MEET THE PRECEDING REQUIREMENTS. ADDITIONAL DETAILING WILL BE PROVIDED WITHIN THE LAND DEVELOPMENT SUBMISSION.

- PER §1806.8 - CRITERIA FOR CONDITIONAL USE APPROVAL - APPLICATIONS FOR CONDITIONAL USE APPROVAL SHALL CONTAIN ALL DATA, INFORMATION, AND REPORTS NECESSARY FOR THE BOARD OF COMMISSIONERS TO EVALUATE THE PROPOSAL. IN ADDITION TO THE REQUIREMENTS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (MPC), THE FOLLOWING CRITERIA SHALL BE CONSIDERED BY THE BOARD OF COMMISSIONERS:
  - CONSISTENCY WITH THE GOALS, OBJECTIVES, AND RECOMMENDATIONS OF THE TOWNSHIP AND COUNTY COMPREHENSIVE PLANS, OLD YORK ROAD CORRIDOR IMPROVEMENT PLAN, TOWNSHIP OPEN SPACE, RECREATION, AND ENVIRONMENTAL RESOURCE PROTECTION PLAN, TOWNSHIP REVITALIZATION PLANS, AND OTHER PLANS ADOPTED BY THE TOWNSHIP.
  - SUITABILITY OF THE PROPOSED USE FOR THE PROPERTY IN QUESTION. THIS CRITERION SHALL CONSIDER ISSUES SUCH AS TRAFFIC, VEHICULAR AND PEDESTRIAN CIRCULATION, ADJACENT LAND USE(S), BUFFERING, AND OTHER IMPACTS ON THE SURROUNDING AREA.
  - COMMUNITY CHARACTER. THE IMPACT OF THE PROPOSED USE ON THE SURROUNDING COMMUNITY SHALL BE CONSIDERED. IF THE PROPOSAL IS ADJACENT TO A RESIDENTIAL DISTRICT, THE SCALE OF THE USE SHALL RELATE TO AND COMPLEMENT THE SURROUNDING AREA. THE LOCATION AND DESIGN OF PARKING AREAS SHALL BE IN HARMONY WITH PRESERVING THE GENERAL APPEARANCE AND CHARACTER OF THE AREA. ALL NEW BUILDINGS SHALL BE ARCHITECTURALLY COMPATIBLE WITH EXISTING BUILDINGS ON THE SITE.
  - NUISANCE/SAFETY ANALYSIS. THE USE SHALL NOT GENERATE EXCESSIVE NOISE, NOXIOUS ODORS, AIR POLLUTION OR LIGHTING, OR RESULT IN PEDESTRIAN CONFLICT OR OTHER SAFETY HAZARDS TO PEOPLE OR PROPERTY. ARTIFICIAL LIGHT SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY AND BUILDINGS. ARTIFICIAL LIGHTING SHALL BE LOCATED TO AVOID SHINING INTO VISIBLE ROOM WINDOWS OFFSITE. OUTDOOR USES AND ACCESSORY FACILITIES SHALL ONLY BE PERMITTED WHERE THE NOISE GENERATED BY THE USE WILL HAVE A MINIMAL IMPACT ON NEARBY RESIDENTIAL USES AND WHERE HAZARDS ARE CONFINED ON THE SITE TO THE MAXIMUM EXTENT POSSIBLE.
  - TRAFFIC IMPACT. THE EXISTING ROAD SYSTEM MUST BE ABLE TO ACCOMMODATE THE PEAK TRAFFIC GENERATED BY THE PROPOSED USE IN A SAFE AND EFFICIENT MANNER. EXISTING RESIDENTIAL AREAS SHALL NOT BE IMPACTED BY SIGNIFICANT VOLUMES OF TRAFFIC FROM THE PROPOSED FACILITY. THE BOARD OF COMMISSIONERS MAY REQUEST A TRAFFIC IMPACT STUDY, AS DESCRIBED IN TRAFFIC IMPACT STUDY SECTION OF THE SALDO.
  - PUBLIC UTILITIES. ALL USES SHALL BE CAPABLE OF BEING SERVED BY PUBLIC SEWER. A USE MAY BE PERMITTED TO BE SERVED BY AN ON LOT SANITARY SYSTEM, ONLY IF DEEMED ACCEPTABLE BY THE BOARD OF COMMISSIONERS AND THE ADOPTED 557 PLAN OF THE TOWNSHIP. UPON RECOMMENDATION OF THE TOWNSHIP ENGINEER, AND UPON APPROVAL OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUFFICIENT WATER SUPPLY MUST BE AVAILABLE TO ACCOMMODATE ALL THE NEEDS OF THE PROPOSED USE.
- THE IMPROVEMENTS SHOWN WITHIN THIS CONDITIONAL USE PLAN SET, HAVE BEEN DESIGNED TO MEET THE PRECEDING REQUIREMENTS. ADDITIONAL DETAILING WILL BE PROVIDED WITHIN THE LAND DEVELOPMENT SUBMISSION.
- PER §2103.E. USE E-10.3.E - PROPOSED USE AND DEVELOPMENT SHALL COMPLY WITH THE SAFETY STANDARDS AS CONTAINED IN THE MINIMUM PROPERTY STANDARDS ISSUED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- PER §2103.E. USE E-10.3.F - DEPENDENT CARE FACILITIES SHALL BE IN CONFORMANCE WITH THE REGULATIONS OF THE COMMONWEALTH OF PENNSYLVANIA.
- PER §2103.E. USE E-10.3.J - ALL ROADS SHALL BE PRIVATELY OWNED AND MAINTAINED BUT SHALL BE BUILT ACCORDING TO TOWNSHIP SPECIFICATIONS.
- PER §2103.E. USE E-10.3.K - ALL GREEN SPACE AREA IS INTENDED TO BE PRIVATELY OWNED AND MAINTAINED ACCORDING TO THE STANDARDS FOR OPEN SPACE ESTABLISHED IN THIS ORDINANCE. OPEN SPACE MAY BE USED FOR PASSIVE RECREATION ONLY.
- THIS PLAN IS PREPARED FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.

- SHEET LIST**
- SITE PLAN
  - EXISTING FEATURES
  - GRADING PLAN
  - LANDSCAPE PLAN
  - LANDSCAPE DETAILS
  - LIGHTING PLAN
  - EMERGENCY VEHICLE TURNING PLAN



## LEGEND & ABBREVIATIONS

- CENTERLINE OF ROAD
- PROPERTY BOUNDARY
- ADJACENT BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- PROPOSED FENCE
- BUILDING SETBACK LINE
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- PROP. CONTOURS
- PROP. SPOT ELEVATION
- EXISTING TREELINE
- EXISTING OVERHEAD WIRE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TELLER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- EXISTING STORM SEWER LINE
- PROP. STORM SEWER LINE
- EXISTING CURB
- PROPOSED CURB
- DEPRESSED CURB
- UNDER/ABOVE GROUND SIGN
- UTILITY POLE (UP)
- UTILITY POLE WITH ROAD LIGHT
- HYDRANT
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- STORM INLET
- GAS METER
- WATER METER
- TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- EXISTING LIGHT FIXTURES
- PROPOSED LIGHT FIXTURES
- PROPOSED BUILDING
- CONCRETE
- DECIDUOUS TREE
- CONIFEROUS TREE
- LANDSCAPE AREA

## CLIENT DATA

**cornerstone**  
Consulting Engineers & Design Services, Inc.  
213 West Main Street, Lansdale, PA 19446  
Phone: 215-362-2600 Fax: 215-362-8400  
WWW.CORNERSTONEINC.COM

Pocono Region  
570-839-1770

Lehigh Valley Region  
610-820-9200

Philadelphia Region  
215-362-2600

NO.	BY	DESCRIPTION	DATE
1	DB	REVIEW PER REVIEW COMMENTS	6-12-2023
2	SCC	REVIEW PER REVIEW COMMENTS	7-28-2023

PENNSYLVANIA  
ONE CALL SYSTEM, INC.  
922 Irvine Run Road  
West Mifflin, Pennsylvania  
15122 - 1078

**811**  
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

**J.B. ANDERSON**  
REGISTERED PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. PE 15438  
NEW JERSEY LICENSE NO. 3460420400  
VIRGINIA LICENSE NO. 6400 040723  
FLORIDA LICENSE NO. 75184  
NEW YORK LICENSE NO. 0096671

## PROJECT LOCATION

"RYDAL TERRACE"  
CONDITIONAL USE  
DEVELOPMENT PLAN  
PREPARED FOR  
CHAVIERA REALTY  
PARTNERS, LLC  
APN #30-0061132-002  
1209 RYDAL ROAD  
ABINGTON TOWNSHIP  
COMMONWEALTH OF  
PENNSYLVANIA

## TITLE

CONDITIONAL USE  
RESIDENTIAL  
DEVELOPMENT  
PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SR

SHEET 1 OF 7

REVISION 2



# Cornerstone

Consulting Engineers & Design Services, Inc.

213 West Main Street - Lansdale, PA 19446  
 Phone: 215-362-2600, Fax: 215-362-8400  
 WWW.CORNERSTONEPA.COM



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 215-362-2600

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 ONE CALL SYSTEM, INC.  
 925 Irwin Road  
 West Mifflin, Pennsylvania  
 15122 - 1078



BEFORE YOU DIG ANYWHERE IN  
 PENNSYLVANIA! CALL 1-800-242-1776

**J.B. ANDERSON**  
 J.B. ANDERSON, ENGINEER  
 PENNSYLVANIA LICENSE NO. PE 15438  
 MARYLAND LICENSE NO. 59112  
 NEW JERSEY LICENSE NO. 24030455400  
 FLORIDA LICENSE NO. 75184  
 NEW YORK LICENSE NO. 009667-1

**PROJECT LOCATION**  
 "RYDAL TERRACE"  
 CONDITIONAL USE  
 DEVELOPMENT PLAN  
 PREPARED FOR  
 CHIAVERIM REALTY  
 PARTNERS, LLC  
 APN #30-0061132-002  
 1209 RYDAL ROAD  
 ABINGTON TOWNSHIP  
 COMMONWEALTH OF  
 PENNSYLVANIA

**TITLE**  
 EXISTING  
 CONDITIONS  
 PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 2 OF 7

REVISION 2

## LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING OVERHEAD WIRE
- APPROXIMATE GAS LINE
- APPROXIMATE WATER LINE
- APPROXIMATE TELCO LINE
- APPROXIMATE ELECTRIC LINE
- APPROXIMATE SANITARY LINE
- APPROXIMATE DRAINAGE LINE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- CONDUIT - TRANSFORMER
- LIGHT - METER - BOX
- GUY WIRE
- LANDSCAPE AREA
- LAMP POST
- STORM MANHOLE
- SANITARY MANHOLE
- COMMUNICATION MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- UNKNOWN MANHOLE
- STORM INLET
- GAS METER
- WATER METER
- TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- WETLAND FLAG
- WETLANDS
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND
- BENCHMARK
- STATE PLANE
- DEED

## EXISTING STEEP SLOPES LEGEND

- SLOPES: 15% - 25%
- SLOPES: >25%

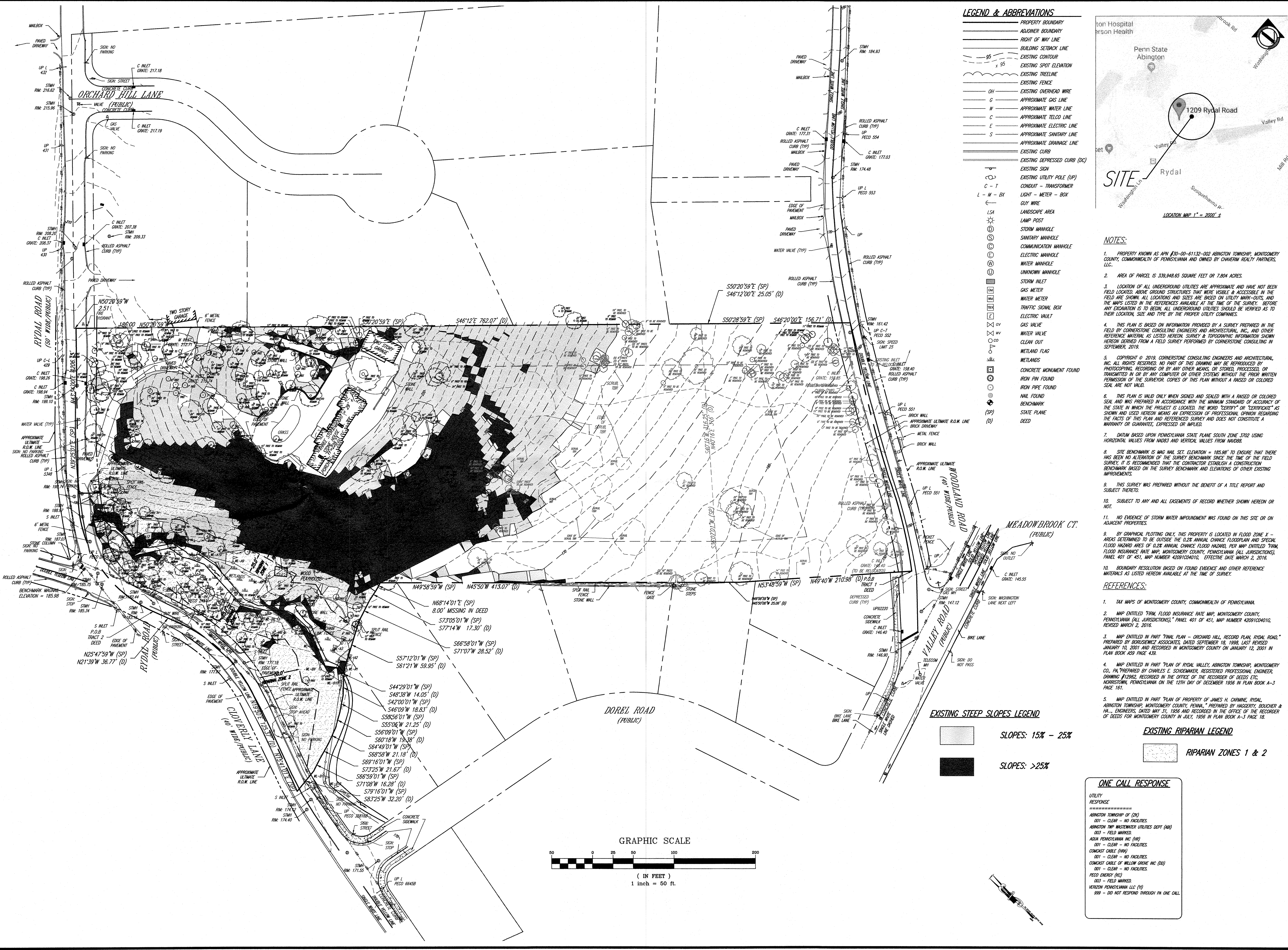
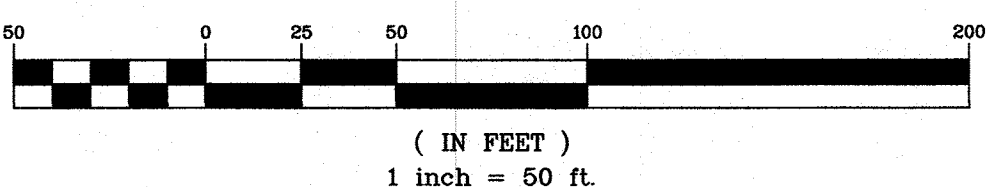
## EXISTING RIPARIAN LEGEND

- RIPARIAN ZONES 1 & 2

## ONE CALL RESPONSE

UTILITY  
 RESPONSE  
 ABINGTON TOWNSHIP OF (2K)  
 001 - CLEAR - NO FACILITIES  
 003 - FIELD MARKED  
 ABINGTON TWP WASTEWATER UTILITIES DEPT (AB)  
 001 - CLEAR - NO FACILITIES  
 003 - FIELD MARKED  
 ACORN PENNSYLVANIA INC (AP)  
 001 - CLEAR - NO FACILITIES  
 COMCAST CABLE (HNA)  
 001 - CLEAR - NO FACILITIES  
 COMCAST CABLE OF MELLOW GROVE INC (DG)  
 001 - CLEAR - NO FACILITIES  
 PECO ENERGY (N2)  
 003 - FIELD MARKED  
 VERIZON PENNSYLVANIA LLC (V)  
 999 - DID NOT RESPOND THROUGH PA ONE CALL

## GRAPHIC SCALE



## NOTES:

- PROPERTY KNOWN AS APN #30-00-61132-002 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA AND OWNED BY CHIAVERIM REALTY PARTNERS, LLC.
- AREA OF PARCEL IS 339,948.65 SQUARE FEET OR 7.804 ACRES.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING IN SEPTEMBER, 2019.
- COPYRIGHT © 2019, CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.
- THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- DATUM BASED UPON PENNSYLVANIA STATE PLANE SOUTH ZONE 3702 USING HORIZONTAL VALUES FROM NAD83 AND VERTICAL VALUES FROM NAVD83.
- SITE BENCHMARK IS MAG NAL SET. ELEVATION = 185.98' TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE CONTRACTOR ESTABLISH A CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.
- SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
- NO EVIDENCE OF STORM WATER IMPOUNDMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.
- BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SPECIAL FLOOD HAZARD AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, PER MAP ENTITLED "FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 401 OF 451, MAP NUMBER 42091C0401G, EFFECTIVE DATE MARCH 2, 2016.
- BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

## REFERENCES:

- TAX MAPS OF MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 401 OF 451, MAP NUMBER 42091C0401G, REVISED MARCH 2, 2016.
- MAP ENTITLED IN PART "FINAL PLAN - ORCHARD HILL, RECORD PLAN, RYDAL ROAD," PREPARED BY BORUSEWICZ ASSOCIATES, DATED SEPTEMBER 18, 1998, LAST REVISED JANUARY 10, 2001 AND RECORDED IN MONTGOMERY COUNTY ON JANUARY 12, 2001 IN PLAN BOOK 459 PAGE 439.
- MAP ENTITLED IN PART "PLAN OF RYDAL VALLEY, ABINGTON TOWNSHIP, MONTGOMERY CO., PA, PREPARED BY CHARLES E. SCHENKMEYER, REGISTERED PROFESSIONAL ENGINEER, DRAWING #12982, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ETC, MONTGOMERY COUNTY, PENNSYLVANIA ON THE 12TH DAY OF DECEMBER 1956 IN PLAN BOOK A-3 PAGE 161.
- MAP ENTITLED IN PART "PLAN OF PROPERTY OF JAMES H. CHIAVERIM, RYDAL, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNA.," PREPARED BY HAGGERTY, BLOCHER & PA... ENGINEERS, DATED MAY 31, 1956 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY IN JULY, 1956 IN PLAN BOOK A-3 PAGE 18.







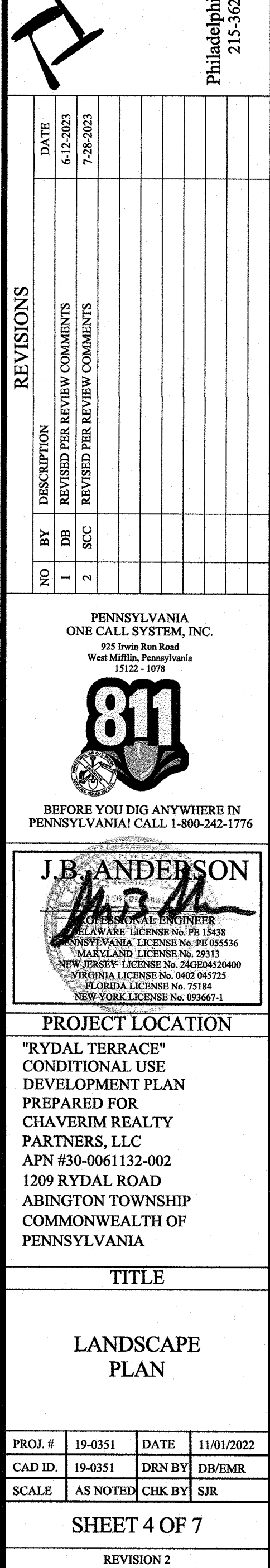
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Phone: 215-362-2600 Fax: 215-362-8400  
WWW.CORNERSTONE.NET.COM

Pocono Region  
570-839-1770





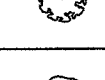

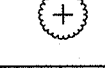

Lehigh Valley Region  
610-820-8200






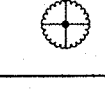




Delaware Region  
302-2600





PLANT SCHEDULE WESTERN BOUNDARY					
CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B	11
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	ID	Ilex x aquipernyi `Meschick` / Dragon Lady® Holly	8` Ht.	B&B	16
	PP2	Picea glauca "Pendula" / Weeping White Spruce	8` Ht.	B&B	15
	TI	Thuja x 'Green Giant' / Green Giant Arborvitae	8` Ht.	B&B	12
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B	5
	CC	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B	6
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot	11
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Bw	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2	Pot	30
	Ps	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	2` Ht.	Pot	13

PLANT SCHEDULE EASTERN BOUNDARY					
CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B	14
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B	9
	CC	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B	9
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot	5
	Iv	Ilex verticillata / Winterberry	#2	Pot	6
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot	3
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Bw	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2	Pot	49
	Ps	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	2' Ht.	Pot	21

PLANT SCHEDULE SOUTHERN BOUNDARY						
CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	UP2	Ulmus parvifolia / Lacebark Elm	2.5" Cal.	B&B		4
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8' Ht.	B&B		9
STREET TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	UP	Ulmus parvifolia / Lacebark Elm	2" Cal.	B&B		7
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		1
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		3
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bg	Buxus microphylla 'Green Pillow' / Green Pillow Littleleaf Boxwood	#2	Pot		13
	Jb	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper	#2	Pot		6
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Ph	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	#2	Pot		3
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	Ha	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	Quart	Pot	18" o.c.	58
	Lv	Liriope muscari 'Variegata' / Variegated Lilyturf	#SP3	Pot	18" o.c.	85






PLANT SCHEDULE PARKING AREA							
CANOPY TREES	CODE	BOTANICAL / COMMON NAME		SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple		2.5" Cal.	B&B		3
	QS	Quercus robur 'Fastigiata' / Skyrocket® English Oak		2.5" Cal.	B&B		13
	TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden		2.5" Cal.	B&B		7
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME		SIZE	CONTAINER		QTY
	PP2	Picea glauca 'Pendula' / Weeping White Spruce		8" Ht.	B&B		1
TREE REPLACEMENT	CODE	BOTANICAL / COMMON NAME		SIZE	CONTAINER		QTY
	CC2	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry		3" Cal.	B&B		5
	FG	Fagus grandifolia / American Beech		3" Cal.	B&B		4
	QA	Quercus alba / White Oak		3" Cal.	B&B		19
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME		SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)		1.5" Cal.	B&B		1
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME		SIZE	CONTAINER		QTY
	Hb2	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea		#2	Pot		18
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea		#2	Pot		8
	Iv	Ilex verticillata / Winterberry		#2	Pot		33
	Mp	Myrica pensylvanica / Northern Bayberry		#2	Pot		10
	Rr	Rosa rugosa / Rugosa Rose		#2	Pot		12
	Rd	Rosa x 'Radtkopink' / Pink Double Knock Out® Rose		#2	Pot		20
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME		SIZE	CONTAINER		QTY
	Bg	Buxus microphylla 'Green Pillow' / Green Pillow Littleleaf Boxwood		#2	Pot		56
	Cp	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew		#2	Pot		10
	Jb	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper		#2	Pot		37
	Re	Rhododendron x 'P.J.M.' / PJM Rhododendron		#2	Pot		21
	Vg	Viburnum rhytidophyllum 'Green Trump' / Leatherleaf Viburnum		3" Ht.	B&B		1
PERENNIALS	CODE	BOTANICAL / COMMON NAME		SIZE	CONTAINER		QTY
	Ph	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass		#2	Pot		36
	Pa	Polystichum acrostichoides / Christmas Fern		#1	Pot		39
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME		SIZE	CONTAINER	SPACING	QTY
	Am	Achillea x 'Moonshine' / Moonshine Yarrow		Quart	Pot	18" o.c.	30
	Al	Astilbe x arendsii 'Fanal' / Fanal Astilbe		Quart	Pot	18" o.c.	68
	Ep	Echinacea purpurea / Coneflower		Quart	Pot	18" o.c.	42
	Ha	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily		Quart	Pot	18" o.c.	99
	Hp	Hosta plantaginea / Fragrant Hosta		Quart	Pot	18" o.c.	68
	Lw	Lamium maculatum 'White Nancy' / White Nancy Dead Nettle		Quart	Pot	24" o.c.	41
	Lv	Liriope muscari 'Variegata' / Variegated Lilyturf		#SP3	Pot	18" o.c.	131
	Nw	Nepeta x 'Walker's Low' / Walker's Low Catmint		Quart	Pot	30" o.c.	12
	Vp	Vinca minor 'Variegata' / Variegated Periwinkle		#SP3	Pot	18" o.c.	133

LANDSCAPE NOTES:

1. EXISTING TREES NEAR PROPOSED IMPROVEMENTS SHALL BE PROTECTED WITH TREE PROTECTION FENCE. REFER TO THE PLAN VIEW FOR THE GENERAL LOCATION.
2. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
3. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL FIBER, MATERIALS, PLANTS, EQUIPMENT, AND CLEAN-UP WHICH ARE INCIDENTAL TO LANDSCAPE INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADATIONS AND ALIGNMENTS. ALL PLANTS SHALL BE PLANTED STRAIGHT, TRUNKS STRONG, AND SHALL BE INSTALLED IN THE CENTER OF THE PIT.
5. ALL PLANTS SHALL CONFORM WITH THE LATEST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN MONTHS.
7. CONTRACTOR SHALL REPAIR ANY SOIL OR SUBSURFACE DRAINAGE WHICH MAY BE DETRIMENTAL TO GROWTH OF THE PLANT MATERIAL.
8. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SLEEVE, CONSISTING OF SHREDED OAK BARK MULCH.
9. ALL SHRUB BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDED OAK BARK MULCH.
10. INsofar AS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE THE CONTRACTOR PROTECT THE LANDSCAPING NOT PLANTED AND ENSURE IT RECEIVES Adequate WATERING. UNDER NO CIRCUMSTANCES SHALL LANDSCAPING REMAIN UNPLANTED FOR MORE THAN THREE (3) DAYS.
11. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES.
12. INSTALLATION OF PLANTS SHALL OCCUR WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE.
13. ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST THREE (3) TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
14. ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED, AND MULCHED OR SEEDED.

LAWN SPECIFICATIONS:

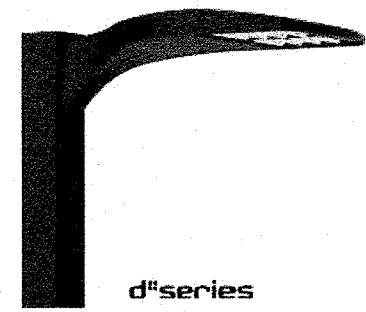
1. DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED IMMEDIATELY SHALL BE TEMPORARY SEEDED AND MULCHED. SITE PREPARATION OF MULCH AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "EROSION CONTROL & CONSERVATION PLANTINGS ON-OR-BEYOND LAND DURING NON-GERMINATING PERIODS. MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADES AND WHICH WILL BE RE-DISTURBED WITHIN ONE (1) YEAR MUST BE TEMPORARY SEEDED AND MULCHED AS INDICATED ON THIS PLAN. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE (1) YEAR MUST PERMANENTLY SEEDED AND MULCHED AS INDICATED ON THIS PLAN.
2. TEMPORARY SEEDING REQUIREMENTS:
  - a. ANNUAL RYE GRASS, SPREAD AT A SEEDING RATE OF 10 LB. PER 1,000 SQ YD.
  - b. PERMANENT SEEDING REQUIREMENTS:
    - i. ERN1MX-113 ERNST COMMERCIAL CONSERVATION LAWN MIX SPECIFICATION:
    - ii. % COMMON NAME \_\_\_\_\_ SCIENTIFIC NAME \_\_\_\_\_
    - 25.0% FESTUCA RUBRA \_\_\_\_\_ CREEPING RED FESCUE \_\_\_\_\_
    - 25.0% LOLIUM POLYFLORUM \_\_\_\_\_ ANNUAL REYGRASS \_\_\_\_\_
    - 25.0% LOLIUM PERENNE \_\_\_\_\_ PERENNIAL REYGRASS, "BLACKCAT" II(TURF TYPE) \_\_\_\_\_
    - 25.0% LOLIUM PERENNE \_\_\_\_\_ PERENNIAL REYGRASS, "FASTBALL" RL(TURF TYPE) \_\_\_\_\_
  - c. Total: 100%
  - d. RECOMMENDED COVERAGE IS 15LBS. PER ACRE.
3. SEED MIX CAN BE PURCHASED FROM ERNST CONSERVATION SEEDS, MEADVILLE, PA16335, (800) 873-3321
4. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDD.
5. HAND SEEDING IS RECOMMENDED AND SHOULD TAKE PLACE BETWEEN APRIL 1ST AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND OCTOBER 1ST.
6. IMMEDIATELY PRIOR TO SEEDING, THE SOIL IS TO BE PREPARED SO AS TO BE FREE OF LARGE CLOS, EVENLY SMOOTH, AND FLAT. A SHALLOW TILLING TO A DEPTH OF 2 INCHES IS ACCEPTABLE TO BREAK UP SOILS IN WHICH THE SURFACE HAS BECOME CRUSTED.
7. AREAS SHOWN TO BE MULCHED WITHIN A MINIMUM CONSISTENT LEVEL OF MOISTURE FOR AT LEAST FOUR (4) TO SIX (6) WEEKS AFTER SEEDING.
8. AFTER HAND SEEDING, EACH AREA SHALL BE ROLLED TO PUSH THE SEEDS INTO FIRM CONTACT WITH THE SOIL AND FIRM THE SEEDBED. A FIRM SEEDBED IS CRITICAL TO PROPER SEEDLING GROWTH. TO DO SO, ROLL THE SITE WHEN THE SOIL IS FIRM WITH A ROLLER OR WITH A HEAVY WHEEL. SOIL COMPACTION. ALTERNATIVELY, A CULPICKAPER MAY BE USED TO ENSURE SOIL TO SEED CONTACT. I SEEDING IN THE FALL, THIS STEP IS NOT REQUIRED AS THE CUMULATIVE EFFECT OF RAIN AND SNOW WITH NUMEROUS FREEZE/THAW CYCLES WILL PROVIDE THE NECESSARY SOIL TO SEED CONTACT.
9. SEEDING IS TO BE MULCHED WITH NON-ERODIBLE GREEN S-150 OR (BIO-DEGRADABLE EROSION BLANKET) AND SECURED WITH BIO-STAKES (BIO-DEGRADABLE ANCHORS).
10. SEEDD AREAS THAT WASH OUT MUST BE FILLED AND GRADED, THEN RE-SEEDD.

PLANT SCHEDULE NORTHERN BOUNDARY AREA					
TREE REPLACEMENT	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AS2	Acer saccharum / Sugar Maple	3" Cal.	B&B	39
	CC2	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	3" Cal.	B&B	15
	CA	Cornus florida 'Appalachian Spring' / Appalachian Spring Dogwood	3" Cal.	B&B	6
	FG	Fagus grandifolia / American Beech	3" Cal.	B&B	32
	QA	Quercus alba / White Oak	3" Cal.	B&B	44

NOTE: ADDITIONAL VARIETY OF NATIVE SPECIES WILL BE PROVIDED AS PART OF THE LAND DEVELOPMENT REVIEW.

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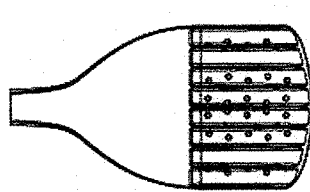


### D-Series Size 0 LED Area Luminaire



#### Specifications

EPA: 0.44 ft<sup>2</sup> (0.041 m<sup>2</sup>)  
Length: 26.18" (663 mm)  
Width: 14.06" (357 mm)  
Height H1: 2.26" (57 mm)  
Height H2: 7.46" (190 mm)  
Weight: 23 lbs (10.4 kg)



#### PROPOSED AREA LIGHT DSX0 LED

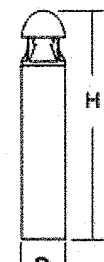


### D-Series LED Bollard

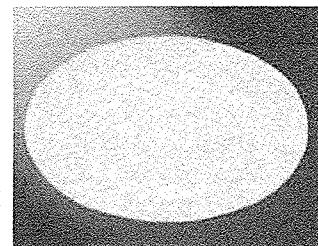


#### Specifications

Diameter: 8" Round (203 mm)  
Height: 42" (1067 mm)  
Weight (max): 27 lbs (12.2 kg)



#### PROPOSED LIGHTED BOLLARD DSXB LED



### SLD 1200 Series

#### SLD6128xxWH

80CRI  
2700K, 3000K, 3500K,  
and 4000K

#### SLD6129xxWH

90CRI  
2700K, 3000K, 3500K,  
and 4000K

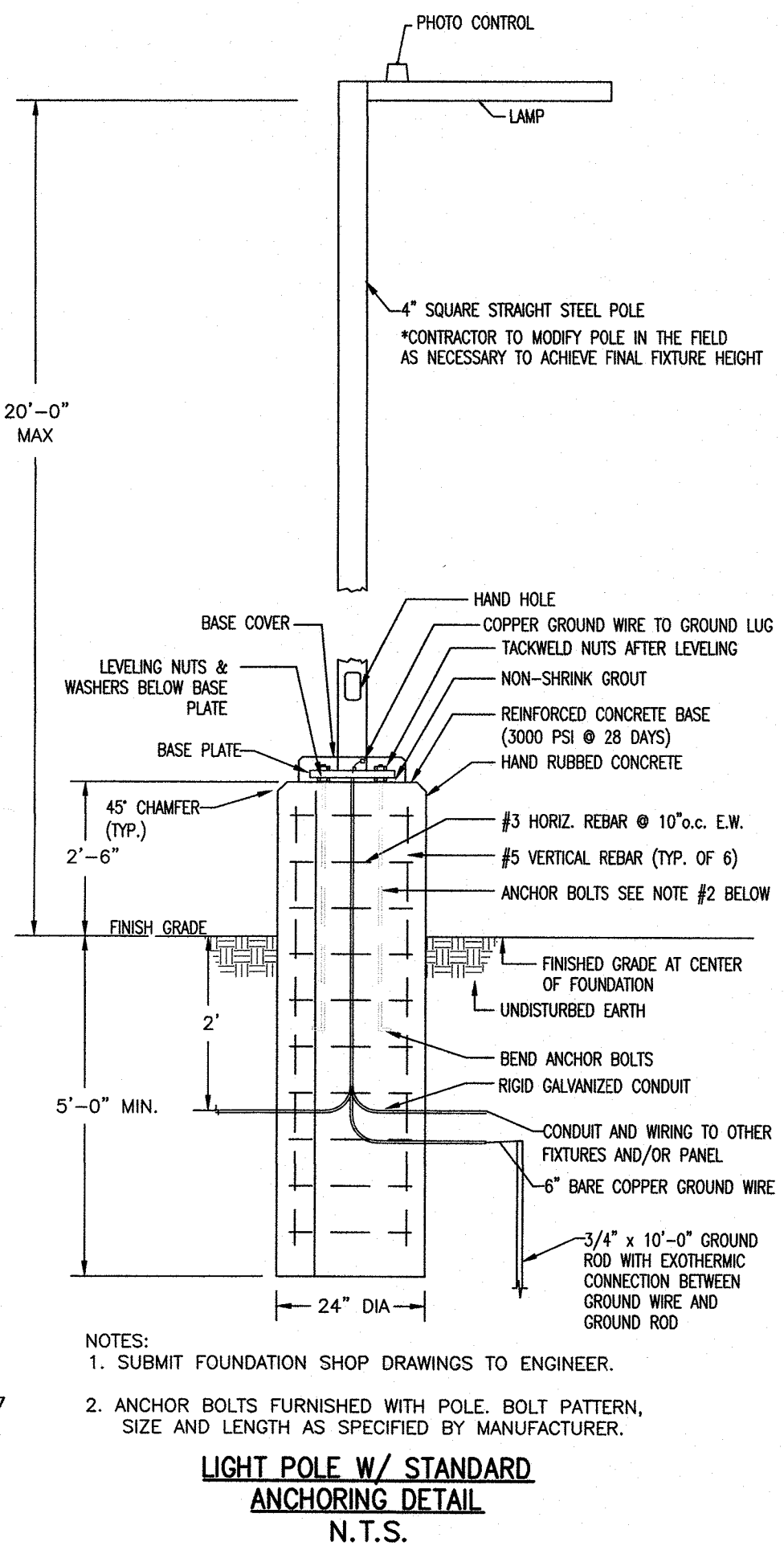
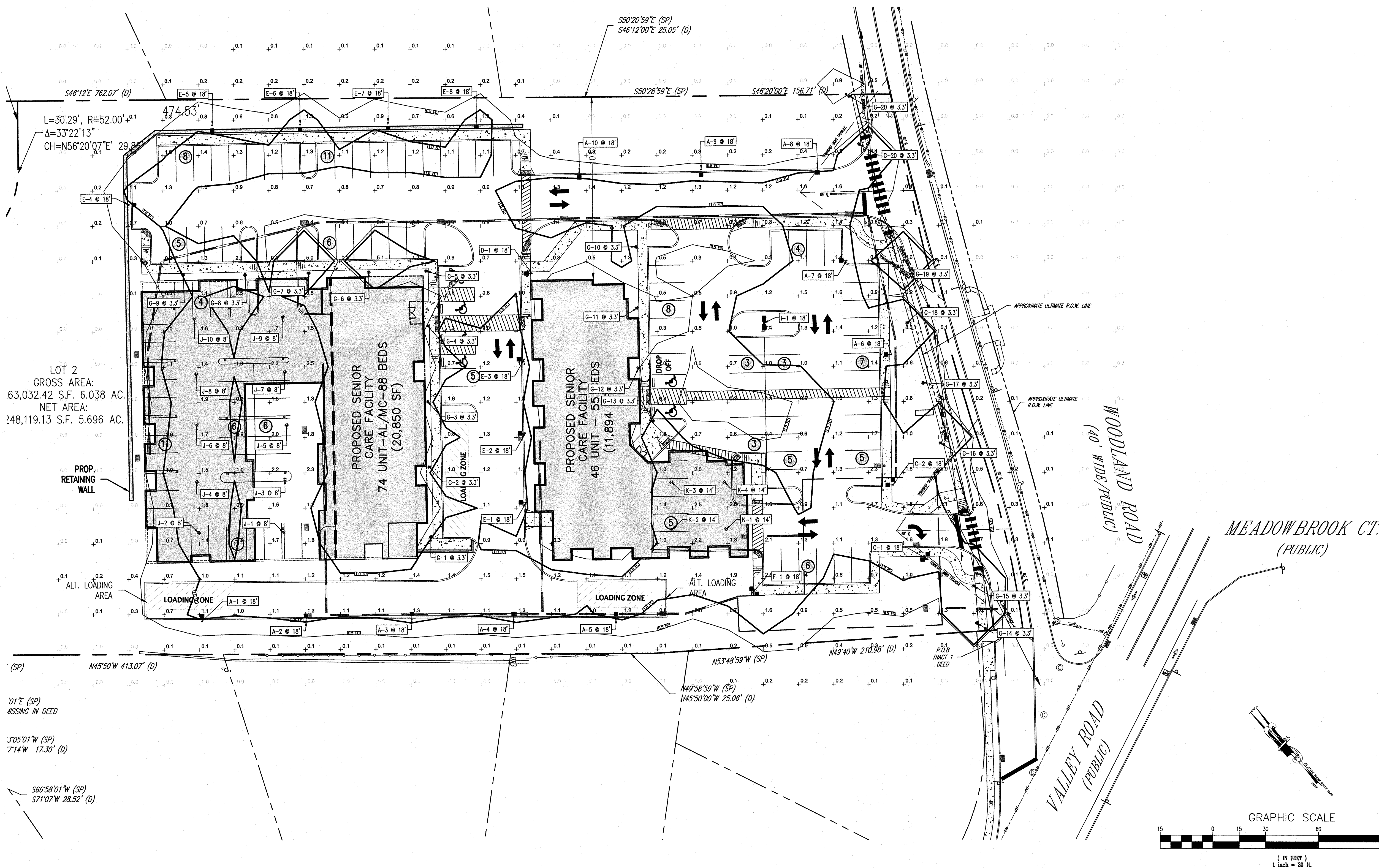
#### 6" Surface LED Downlight

#### PROPOSED CANOPY LIGHT SLD

### GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODE AND TO ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
2. IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISIONS SHALL GOVERN.
3. THE STRUCTURAL DRAWINGS ARE FOR THE LOCATION AND SIZE OF STRUCTURAL COMPONENTS ONLY. REQUIREMENTS MADE BY OSHA AND ALL APPLICABLE SAFETY CODES ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR.
4. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.
5. THE MEANS AND METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S).
6. CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE.
7. USE OF ENGINEERING DRAWINGS AS ERECTION DRAWINGS BY THE CONTRACTOR IS EXPRESSLY PROHIBITED.
8. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH THEIR PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS.
9. CONTRACTOR SHALL PROVIDE FOR Dewatering as required during excavation and construction.
10. PERFORM WORK UNDER ENVIRONMENTAL CONDITIONS RECOMMENDED BY REFERENCED CODES AND SPECIFICATIONS, BY MATERIAL SUPPLIERS, AND WHICH ARE ACCEPTABLE UNDER STANDARD INDUSTRY PRACTICE. PROVIDE PERIODIC AND FINAL CLEAN UP.
11. ALL PROPOSED BUILDING EXTERIOR AND SITE LIGHTING SHALL BE INSTALLED BY CONTRACTOR AND MAINTAINED BY PROPERTY OWNER.
12. SITE LIGHTING FIXTURES ARE TO BE CONTROLLED WITH TIMING DEVICES TO AUTOMATICALLY SWITCH OFF LIGHTING AFTER HOURS OF OPERATION, WITH THE EXCEPTION OF SAFETY AND SECURITY LIGHTING.
13. PROVIDE AND INSTALL SITE LIGHTING CONSISTING OF POLES, LUMINAIRES, CONCRETE CAST IN PLACE POLE BASES, CONDUITS, WIRING, PULL BOXES, JUNCTION BOXES, AND ALL APPURTENANCES TO PROVIDE A COMPLETE SITE LIGHTING SYSTEM IN ACCORDANCE WITH APPLICABLE BUILDING AND ELECTRIC CODES.
14. ADJUST FINAL POLE AND LUMINAIRE LOCATIONS AS NECESSARY TO ENSURE THAT ALL PHOTOMETRIC DESIGN REQUIREMENTS WILL BE MET.
15. COORDINATE ALL LIGHTING EQUIPMENT WITH FIELD CONDITIONS. FIXTURE LOCATIONS SHOWN ARE APPROXIMATE AND MAY REQUIRE MINOR ADJUSTMENTS TO SATISFY THE DESIGN INTENT.
16. CONTRACTOR SHALL PROVIDE AND INSTALL ALL LAMPS IN ALL LIGHTING FIXTURES.
17. ALL SITE LIGHTING FIXTURES SHALL BEAR UL MET LOCATION LABEL AND ALL HARDWARE SHALL BE CORROSION-RESISTANT.
18. GROUND ALL SITE LIGHTING EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE REQUIREMENTS.
19. USE #8 WIRING AT EACH POLE LOCATION WITH FUSED CONNECTIONS. USE #6 GROUND WIRE THROUGHOUT UNDERGROUND DUCT SYSTEM.
20. PROVIDE NEMA 3R, 30 AMP, SINGLE POLE NON-FUSED DISCONNECT SWITCH FOR EMERGENCY CUTOFF.
21. THIS PLAN IS PREPARED TO INDICATE THE ILLUMINATION LEVELS OF THE PROPOSED LIGHTING CONDITION AT PAVEMENT LEVEL.
22. THE ILLUMINATION LEVELS PROVIDED ARE APPROXIMATE AND ARE BASED ON FIELD OBSERVATIONS AND SURVEYS. THE CALCULATIONS ARE CONDUCTED WITH THE AID OF COMPUTER SIMULATION SOFTWARE AND FILES PROVIDED BY LIGHTING MANUFACTURERS.

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp
A	10	Lithonia Lighting	DSX0 LED P1 40K 80CRI T2M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 2 Medium; House-side Shield	1	3771	0.85
C	2	Lithonia Lighting	DSX0 LED P1 40K 80CRI T4M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 4 Medium; House-side Shield	1	3838	0.85
D	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI T5M	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 5 Medium	1	4590	0.85
E	8	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Forward Throw	1	4493	0.85
F	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Forward Throw	1	4493	0.85
G	21	Lithonia Lighting	DSXB LED 16C 530 40K SYM	Proposed D-Series Bollard, 2,400lm; 4000K CCT; 530lm; symmetric distribution	1	2397	0.85
I	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI T2M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 2 Medium; House-side Shield	1	3771	0.85
J	10	COOPER LIGHTING SOLUTIONS - MACGRAW-EDISON (FORMERLY EATON)	TT-D1-830-U-RW	Proposed TopTier LED parking garage luminaire 5000K, 80 CRI LEDs and rectangular dist.	4	690	0.85
K	4	COOPER LIGHTING SOLUTIONS - MACGRAW-EDISON (FORMERLY EATON)	TT-D2-830-U-RW	Proposed TopTier LED parking garage luminaire 5000K, 80 CRI LEDs and rectangular dist.	4	939	0.85



### CLIENT DATA

**cornerstone**  
Consulting Engineers & Design Services, Inc.

213 West Main Street, Lansdale, PA 19446  
Phone: 215-362-2600, Fax: 215-362-8400  
WWW.CORNERSTONEINC.COM

Pocono Region  
570-839-1770

Philadelphia Region  
215-362-2600

### REVISIONS

NO	BY	DESCRIPTION	DATE
1	DB	REVISED PER REVIEW COMMENTS	6-12-2023
2	SCC	REVISED PER REVIEW COMMENTS	7-28-2023

PENNSYLVANIA  
ONE CALL SYSTEM, INC.  
953 Irvine Run Road  
West Mifflin, Pennsylvania  
15122-1078



**J.B. ANDERSON**  
REGISTERED PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. PE 15438  
NEW YORK LICENSE NO. 1360336  
MARYLAND LICENSE NO. 29513  
NEW JERSEY LICENSE NO. 34060420400  
VIRGINIA LICENSE NO. 0465 040725  
FLORIDA LICENSE NO. 75184  
NORTH CAROLINA LICENSE NO. 96969-1

**PROJECT LOCATION**  
"RYDAL TERRACE"  
CONDITIONAL USE  
DEVELOPMENT PLAN  
PREPARED FOR  
CHAVERRIM REALTY  
PARTNERS, LLC  
APN #30-0061132-002  
1209 RYDAL ROAD  
ABINGTON TOWNSHIP  
COMMONWEALTH OF  
PENNSYLVANIA

### TITLE

### LIGHTING PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SIR

SHEET 6 OF 7


REVISION 2



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**PENNSYLVANIA  
ONE CALL SYSTEM, INC.**  
925 Irwin Run Road  
West Mifflin, Pennsylvania  
15122-1078

**811**



**BEFORE YOU DIG ANYWHERE IN  
PENNSYLVANIA! CALL 1-800-242-1777**

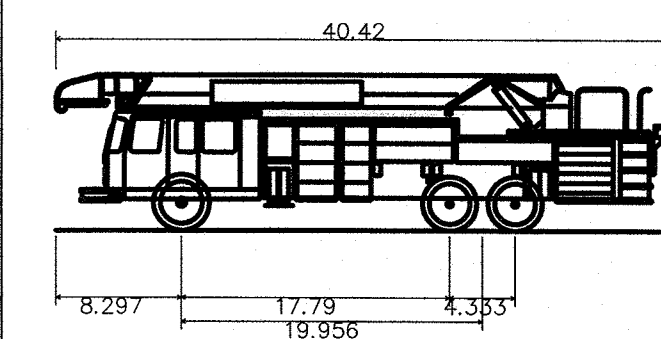
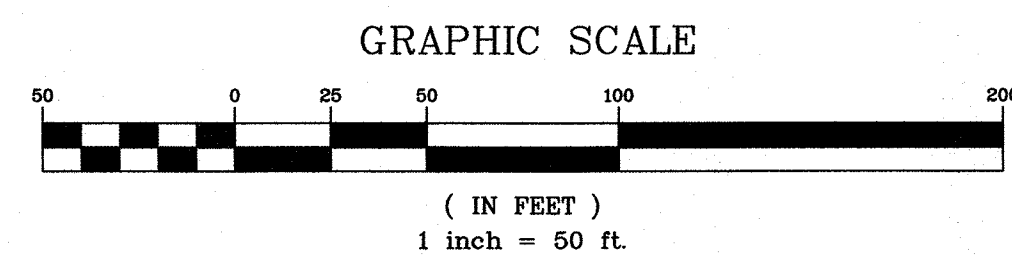
**J.B. ANDERSON**  
PROFESSIONAL ENGINEER  
DELAWARE LICENSE No. PE 15438  
PENNSYLVANIA LICENSE No. PE 055536  
MARYLAND LICENSE No. 29313  
NEW JERSEY LICENSE No. 24C040320400  
VIRGINIA LICENSE No. 0402 045725  
FLORIDA LICENSE No. 75184  
NEW YORK LICENSE No. 065671

"RYDAL TERRACE"  
CONDITIONAL USE  
DEVELOPMENT PLAN  
PREPARED FOR  
CHAVERIM REALTY  
PARTNERS, LLC  
APN #30-0061132-002  
1209 RYDAL ROAD  
ABINGTON TOWNSHIP  
COMMONWEALTH OF  
PENNSYLVANIA

## TURNING MOVEMENT PLAN

PROJ. #	19-0351	DATE	11/01/202
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

REVISION :



Fire Truck — Pierce Aerial, 105' HDL	
Overall Length	40.420ft
Overall Width	8.000ft
Overall Body Height	10.301ft
Min Body Ground Clearance	1.622ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.600ft

## GENERAL NOTES

1. THIS PLAN IS PREPARED TO INDICATE THE ABILITY OF VARIOUS VEHICLES TO MANEUVER THROUGH THE PROPOSED FACILITY. IT IS PREPARED WITH THE BENEFIT OF "AUTOVEHICLE TRACKING 2022". THE VEHICLE REFERENCES ARE DETERMINED FROM JANUO 2011 US STANDARDS. AUTOVEHICLE TRACKING PRODUCES GEOMETRICALLY IDEALIZED RESULTS THAT MAY BE DIFFICULT TO REPLICATE EXACTLY, AND THE SIMULATION DOES NOT SUGGEST THAT OTHER DRIVEABLE PATHS BETWEEN DESIRED START AND END POSITIONS ARE NOT POSSIBLE. THE SIMULATIONS SHOWN IN THE SCHEMATICS ARE FOR PLANNING PURPOSES AND ARE USED TO DETERMINE POSSIBLE TRAVEL PATHS.
2. THE SIMULATIONS IN THE SCHEMATICS ARE CHOSEN FOR THE RELATIVE DIFFICULTY OF THE MANEUVER. NOT ALL TURNING SITUATIONS WERE ANALYZED, SO THOSE SITUATIONS NOT SHOWN ARE ASSUMED TO BE ADEQUATE.