

REFERENCE LINE SEE ADJOINING SHEET



MARK J. BUCHVALT, P.E.  
LICENSED PROFESSIONAL ENGINEER

Table with columns for REVISIONS, NO., and DATE.

COMMONWEALTH OF PENNSYLVANIA  
LICENSE NO. PE01139

GENERAL NOTES

- 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS, SPECIFICATIONS, AND REFERENCED DOCUMENTS...
2. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS...
3. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED...
4. ALL MATERIALS, PLANS, SPECIFICATIONS, AND REPORTS REFERENCED ARE TO BE CONSIDERED PART OF THE DESIGN DOCUMENTS...
5. ALL APPLICABLE PROPOSED STRUCTURES AND FACILITIES SHALL COMPLY WITH THE AMERICAN DISABILITIES ACT...
6. THIS PLAN SHALL NOT BE USED FOR BUILDING PERMITS PURPOSES...
7. THE BUILDING FOOTPRINTS SHOWN HEREIN HAVE BEEN DEVELOPED FROM ARCHITECTURAL PLANS...
8. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PERMITS 'PLUMBING AND'...
9. STRUCTURAL STEEL CALCULATIONS AND CONNECTION DETAILS OF PROPOSED RETAINING WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE SUBMITTAL AGENCY...
10. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS AND COMPLETE ALL WORK INDICATED OR IMPLIED ON THE PROJECT PLANS AND/OR SPECIFICATIONS...
11. THE OWNER, HEREIN AND/OR AGENCIES OF THE PROJECT SITE SHALL MAINTAIN OWNERSHIP OF AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRUCK TRAILER AND SERVICE FACILITY...
12. THE OWNER/CONTRACTOR SHALL BE FURNISH AND RESPONSIBLE FOR ANY ALL UTILITIES, INSPECTIONS, ETC. REQUIRED BY THE SUBMITTAL AGENCY...
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS...
14. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION...
15. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION...
16. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXISTING/NEW UTILITIES...
17. OWNER SHALL NOT BE BOUND ON THE SUBJECT SITE ALL EXISTING MATERIALS AND DEMOS (BOLD WHITE) SHALL BE REMOVED IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL LAWS...
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL RECORDS REQUIRED DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR MAINTAINING RECORDS WITH CURRENT RECORDS...
19. THE CONTRACTOR IS TO EXERCISE CARE WHEN PERFORMING WORK ADJACENT TO EXISTING STRUCTURES AND UTILITIES...
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK.

ZONING DATA

- 1. ZONING DISTRICT CLASSIFICATION: R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
2. PROPOSED USE: RESIDENTIAL (TOWN AND APARTMENTS)
3. ZONING REQUIREMENTS TABLE: Table with columns for MINIMUM LOT AREA, MINIMUM LOT WIDTH, MINIMUM BUILDING HEIGHT, etc.
4. PARKING REQUIREMENTS NEW USES: NEW 1 UNIT APARTMENT BUILDING, NEW 2-3 UNIT APARTMENT BUILDING, NEW 4 UNIT APARTMENT BUILDING, NEW 5 UNIT APARTMENT BUILDING, NEW 6 UNIT APARTMENT BUILDING, NEW 7 UNIT APARTMENT BUILDING, NEW 8 UNIT APARTMENT BUILDING, NEW 9 UNIT APARTMENT BUILDING, NEW 10 UNIT APARTMENT BUILDING.

SITE STATISTICS

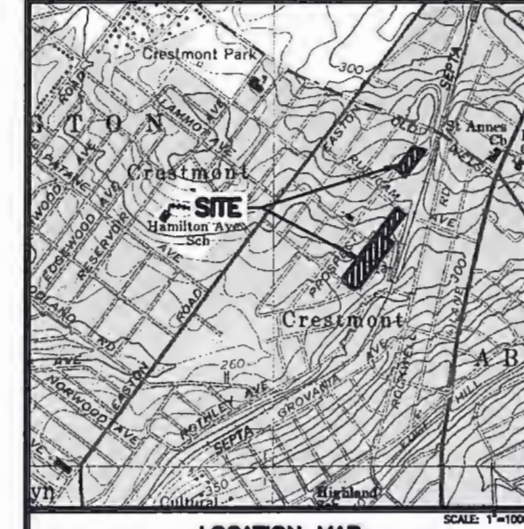
- 1. APPLICABLE: CREST MANOR HOUSING LP, ONE BERRY PARK, 1200 NORTH 3RD STREET, PHILADELPHIA, PA 19102
2. ORDER OF RECORD: MONTCOMERY COUNTY PLANNING AUTHORITY, ONE N. MAIN STREET, SUITE 1, PHILADELPHIA, PA 19101
3. EXISTING: PREVIOUSLY DEVELOPED - BLOCK 130, LOT 1 UNIT 1, MONTCOMERY COUNTY, DEED BOOK 2862, PAGE 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ZONING VARIANCES GRANTED

- 1. SECTION 401 - A ZONING VARIANCE WAS APPROVED FROM THE ORDINANCE REQUIREMENTS FOR FRONT YARD AND SIDE YARD.
2. SECTION 402 - A ZONING VARIANCE WAS APPROVED FROM THE ORDINANCE REQUIREMENTS FOR FRONT YARD AND SIDE YARD.

RECORDING ACKNOWLEDGEMENTS

Form for recording acknowledgements including fields for SURVEYOR'S CERTIFICATION, DESIGN ENGINEER CERTIFICATION, TOWNSHIP ENGINEER REVIEW, and TOWNSHIP BOARD OF COMMISSIONERS APPROVAL.



PRELIMINARY/FINAL LAND DEVELOPMENT
CREST MANOR
RE-DEVELOPMENT PROJECT
CREST MANOR HOUSING LP
ABINGTON TOWNSHIP, MONTCOMERY COUNTY, PENNSYLVANIA
RECORD PLAN / SITE PLAN
SHEET 1 OF 2



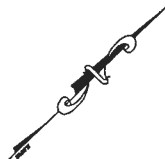
ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE...
YOUR GOALS. OUR MISSION.
74 WEST BROAD STREET, SUITE 240, BETHLEHEM, PA 18018
TEL 610-625-2909, FAX 610-625-2969
www.landmassonline.com



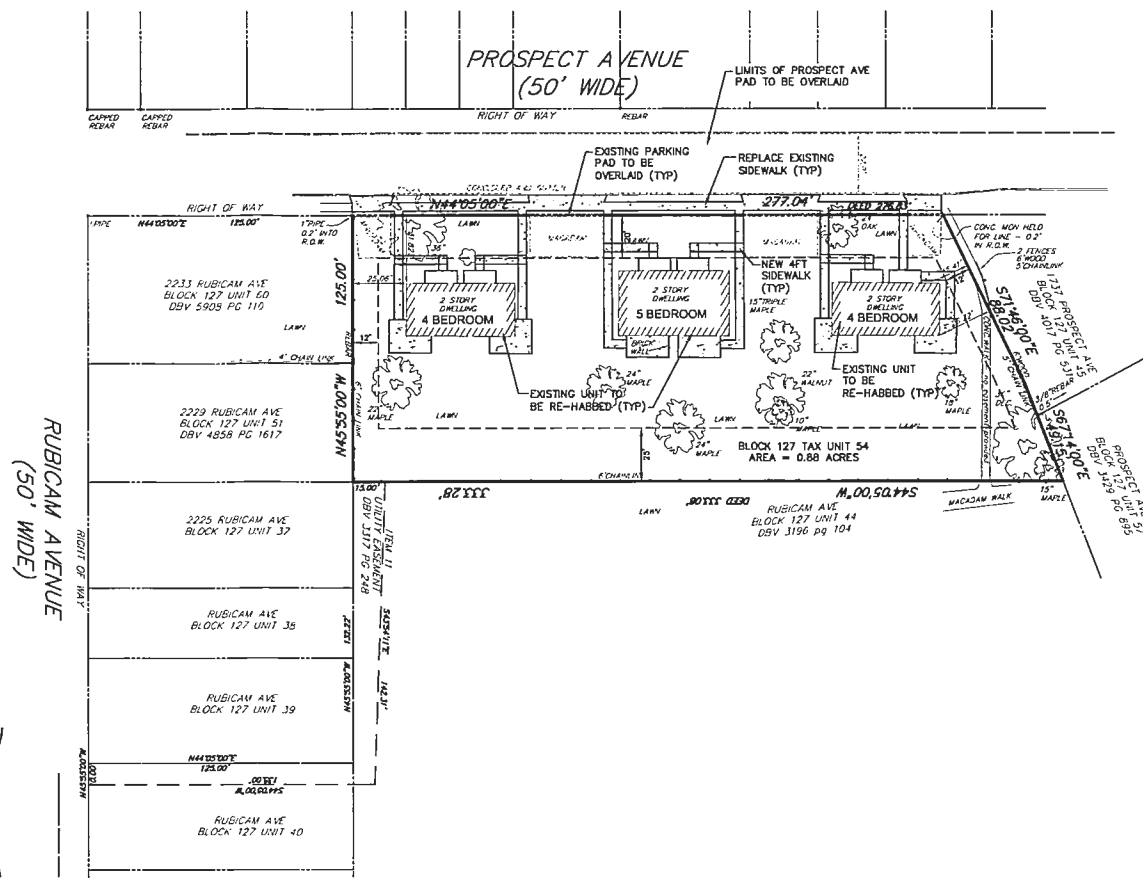


LEGEND

Table with 2 columns: EXISTING and PROPOSED. It lists various site features like TRACT BOUNDARY, PROPERTY LINE, EASEMENT, BUILDINGS, CONCRETE MONUMENTS, IRON PINS, TREES, NEW PAVING, OVERLAY PAVING, and CONCRETE, each with a corresponding symbol or line style.



REFERENCE LINE SEE ADJOINING SHEET



GENERAL NOTES

- 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS, SPECIFICATIONS, AND REFERENCED DOCUMENTS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION...
2. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND FOR ADDITIONAL INFORMATION OF THE SITE...
3. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED...
4. ALL MATERIALS, PLANS, SPECIFICATIONS AND REPORTS REFERENCED ARE TO BE CONSIDERED PART OF THE DESIGN DOCUMENTS...
5. ALL APPLICABLE PROPOSED STRUCTURES AND FACILITIES SHALL COMPLY WITH THE AMERICAN DISABILITIES ACT...
6. THIS PLAN SHALL NOT BE USED FOR BUILDING SETBACK PURPOSES...
7. THE BUILDING FOOTPRINTS DEPICTED HEREIN HAVE BEEN TRANSMITTED FROM ARCHITECTURAL PLANS...
8. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT 'PUBLICATION 404', LATEST EDITION...
9. STRUCTURAL DESIGN CALCULATIONS AND CONSTRUCTION DETAILS OF PROPOSED RETAINING WALL(S) SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY PRIOR TO CONSTRUCTION...
10. CONTRACTOR SHALL FURNISH AND INSTALL ALL TIES AND COMPLETE ALL WORK INDICATED OR IMPLIED ON THE PROJECT PLANS AND/OR SPECIFICATIONS THAT ARE NOT EXISTING ON THE PROJECT SITE AND THAT ARE NOT SPECIFICALLY NOTED AS TYPICAL OR NOT IN CONTRACT (N/C), BY OTHER, OR BY OTHER CONTRACTORS...
11. THE OWNERS, HEIRS, AND/OR ASSIGNS OF THE PROJECT SITE SHALL MAINTAIN OWNERSHIP OF AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM SEWER SYSTEM AND DETENTION FACILITY...
12. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/FULL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING AGENCIES DURING AND AFTER CONSTRUCTION...
13. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS...
14. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION...
15. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION...
16. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL, CONCRETE DESIGN AND...
17. BEFORE SHALL BE BURIED ON THE SUBJECT SITE, ALL EXCAVATED MATERIAL AND DEBRIS (SOIL WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE ORDINANCES...
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHOWING REQUIRED DURING EXCAVATION AND SHALL BE RESPONSIBLE IN ACCORDANCE WITH CURRENT DESIGN STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE...
19. THE CONTRACTOR IS TO EXERCISE CARE WHEN PERFORMING WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES AND FACILITIES THAT ARE TO REMAIN...
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SIGNAL INTERSECTION CABLE, CONCRETE, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.

SITE STATISTICS

- 1. APPLICANT: CREST MANOR HOUSING LP, ONE BREWERY PARK, 1301 NORTH 31st STREET, PHILADELPHIA, PA 19121
2. EXISTING PROJECT IDENTIFICATION: TAX MAP PARCEL REFERENCE - BLOCK 130, TAX UNIT 1
3. TRACT AREA SUMMARY: GROSS TRACT AREA= BLOCK 130 UNIT 1= 3.53 ACRES & BLOCK 127 UNIT 54 = 0.88 ACRES
4. UTILITY CONNECTIONS: PUBLIC SEWER SERVICE PROVIDED BY ABINGTOWN TOWNSHIP, PUBLIC WATER SERVICE PROVIDED BY AQUA AMERICA, INC.

ZONING DATA

Table with 5 columns: ZONING DISTRICT CLASSIFICATION, ZONING REQUIREMENTS TABLE, PARKING REQUIREMENTS NEW USES, and BUFFER YARD REQUIREMENTS. It lists zoning codes like R4 and R2 and provides specific requirements for setbacks, lot area, and parking stalls.

RECORDING ACKNOWLEDGEMENTS

Form for recording acknowledgements, including sections for SURVEYOR'S CERTIFICATION, DESIGN ENGINEER CERTIFICATION, TOWNSHIP ENGINEER REVIEW, TOWNSHIP BOARD OF COMMISSIONERS APPROVAL, COUNTY PLANNING COMMISSION, and RECORDING CERTIFICATION.

ZONING VARIANCES GRANTED

- 1. SECTION 403.3 - A ZONING VARIANCE WAS APPROVED FOR THE DIMENSIONAL REQUIREMENTS FOR FRONT YARD AND SIDE YARD.
2. SECTION 801.8 - A ZONING VARIANCE WAS APPROVED FOR N-1 USE PARKING REQUIREMENTS.

PAVING OVERLAY

FOR OVERLAYING EXISTING PAVING AREAS USE 1 1/2" SUPERPAVE ASPHALT MIXTURE DESIGN HMA WEARING COURSE, PG 64-22 LESS THAN 0.3 MILLION SEALS 8.5 MM MIN. WASTING, 80-10 IN THE AREAS WHERE MORE THAN 1 1/2" IS REQUIRED TO MATCH LEAD WALK GRADIES USE SUPERPAVE ASPHALT MIXTURE DESIGN HMA BINDER COURSE, PG 64-22 LESS THAN 0.3 MILLION SEALS, 9.5 MM MIXTURE.



ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE... COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED...

PRELIMINARY/FINAL PLANS - NOT FOR CONSTRUCTION

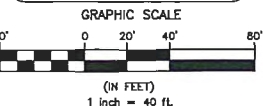


Table with columns for REVISIONS, NO., and DATE. It contains a grid for tracking changes to the drawing.

PRELIMINARY/FINAL LAND DEVELOPMENT
CREST MANOR RE-DEVELOPMENT PROJECT
CREST MANOR HOUSING LP
ABINGTOWN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
RECORD PLAN / SITE PLAN
SHEET 2 OF 2

AND
YOUR GOALS. OUR MISSION.
74 WEST BROAD STREET, SUITE 530
BETHLEHEM, PA 18018
TEL 610-625-2999
FAX 610-625-2999
www.landmasscoinc.com

Table with columns for DESIGNED BY, CHECKED BY, DRAWN BY, DATE, SCALE, PROJ. NO., and DRAWING NO. It lists the project details and drawing information.

PROJECT INFORMATION: 20151742942 & 20151743037 WAS PLACED ON 06/23/2015 FOR SURVEY AND DESIGN PURPOSES ONLY.
FILE NAME: F-1816-010
LAST SAVED DATE AND TIME: 17 Jun 2015, 11:27AM
LAST SAVE BY: bschmartz



