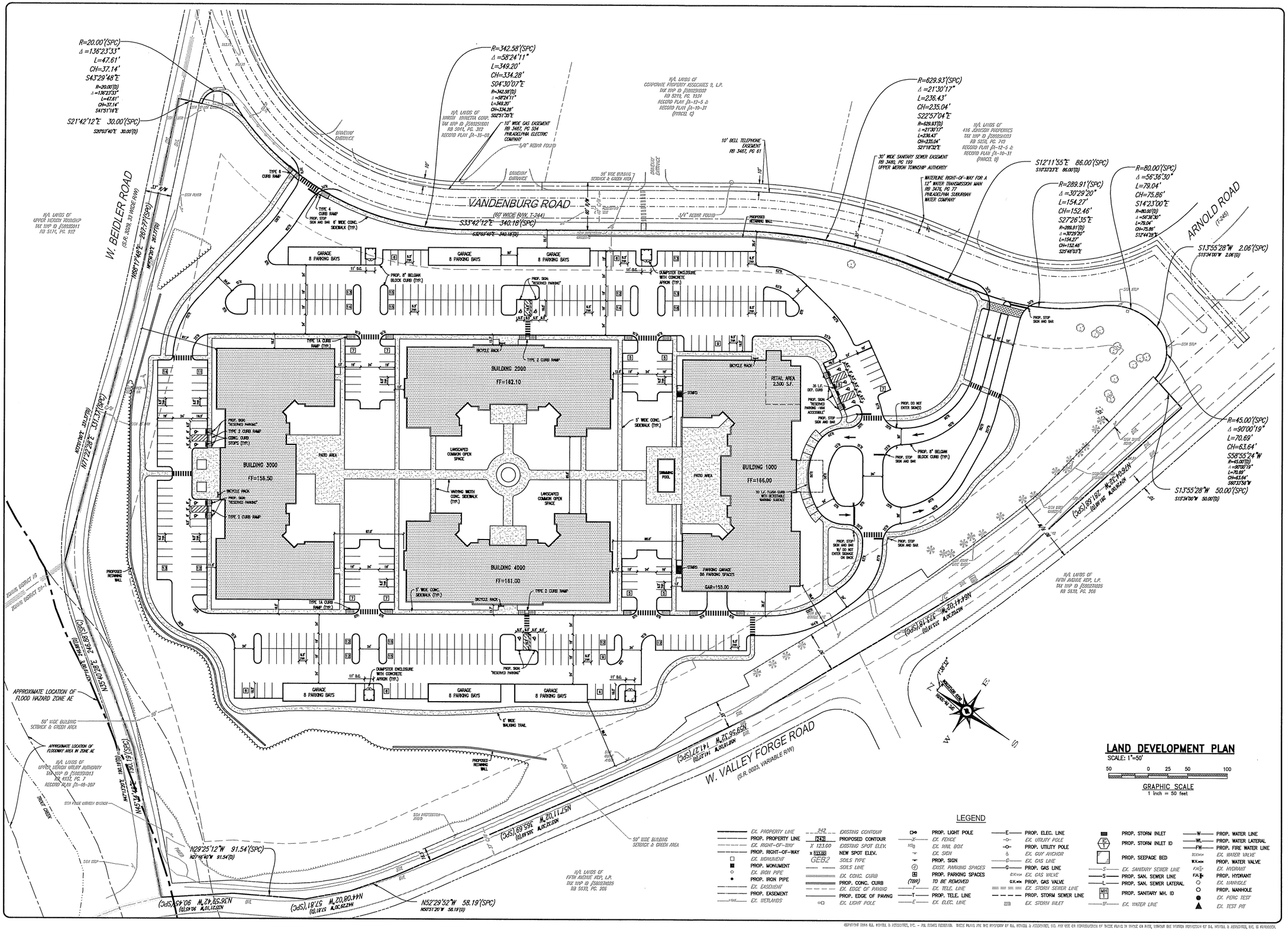
VANDENBURG ROAD
(60' WIDE R/W, T-244)
W. BEIDLER ROAD
(S.R. 0023, 33' WIDE R/W)
W. VALLEY FORGE ROAD
(S.R. 0023, VARIABLE R/W)
ARNOLD ROAD
(T-249)
BUILDING 2000
FF=182.10
BUILDING 3000
FF=158.50
BUILDING 4000
FF=161.00
BUILDING 1000
FF=166.00
RETAIL AREA
2,500 S.F.
GARAGE
8 PARKING BAYS
PATIO AREA
LANDSCAPED COMMON OPEN SPACE
SWIMMING POOL
PROPOSED RETAINING WALL
5' WIDE WALKING TRAIL
50' WIDE BUILDING SETBACK & GREEN AREA
APPROXIMATE LOCATION OF FLOOD HAZARD ZONE AE
APPROXIMATE LOCATION OF FLOODWAY AREA IN ZONE AE
TROUT CREEK
ZONING DISTRICT I-B
ZONING DISTRICT S-I
N/F LANDS OF UPPER MERION TOWNSHIP TAX MAP ID #58035011 RB 5174, PG. 922
N/A LANDS OF MARTA MARIETTA CORP. TAX MAP ID #58035001001 RB 5041, PG. 312 RECORD PLAN #A-35-69
N/A LANDS OF CORPORATE PROPERTY ASSOCIATES 9, L.P. TAX MAP ID #58035100B RB 5215, PG. 1934 RECORD PLAN #A-10-5 & RECORD PLAN #A-10-31 (PARCEL C)
N/A LANDS OF 416 JOHNSON PROPERTIES TAX MAP ID #58052A1003 RB 5250, PG. 749 RECORD PLAN #A-12-5 & RECORD PLAN #A-10-31 (PARCEL D)
N/A LANDS OF FIFTH AVENUE RDP, L.P. TAX MAP ID #58027A025 RB 5839, PG. 205
N/A LANDS OF UPPER MERION UTILITY AUTHORITY TAX MAP ID #58035013 RB 4232, PG. 7 RECORD PLAN #A-68-207
R=20.00'(SPC) Δ=136°23'33" L=47.61' CH=37.14' S43°29'48"E
S21°42'12"E 30.00'(SPC)
S33°42'12"E 340.18'(SPC)
R=342.58'(SPC) Δ=58°24'11" L=349.20' CH=334.28' S04°30'07"E
R=629.93'(SPC) Δ=21°30'17" L=236.43' CH=235.04' S22°57'04"E
S12°11'55"E 86.00'(SPC)
R=289.91'(SPC) Δ=30°29'20" L=154.27' CH=152.46' S27°26'35"E
R=80.00'(SPC) Δ=56°36'30" L=79.04' CH=75.86' S14°23'00"E
S13°55'28"W 2.06'(SPC)
R=45.00'(SPC) Δ=90°00'19" L=70.69' CH=63.64' S58°55'24"W
S13°55'28"W 50.00'(SPC)
N29°25'12"W 91.54'(SPC)
N52°29'52"W 58.19'(SPC)
N57°10'20"W 365.69'(SPC)
N64°47'02"W 147.37'(SPC)
N44°08'02"W 57.81'(SPC)
N64°47'02"W 273.78'(SPC)
N57°10'20"W 351.37'(SPC)
N25°47'02"W 269.72'(SPC)
N10°17'40"E 267.77'(SPC)
N64°47'02"W 269.72'(SPC)
N57°10'20"W 351.37'(SPC)
N52°29'52"W 58.19'(SPC)
N44°08'02"W 57.81'(SPC)
N57°10'20"W 365.69'(SPC)
N64°47'02"W 147.37'(SPC)
N64°47'02"W 273.78'(SPC)
S13°55'28"W 2.06'(SPC)
S13°55'28"W 50.00'(SPC)
S21°42'12"E 30.00'(SPC)
S33°42'12"E 340.18'(SPC)
N10°17'40"E 267.77'(SPC)
N64°47'02"W 269.72'(SPC)
N57°10'20"W 351.37'(SPC)
N29°25'12"W 91.54'(SPC)
N52°29'52"W 58.19'(SPC)
N57°10'20"W 365.69'(SPC)
N64°47'02"W 147.37'(SPC)
N64°47'02"W 273.78'(SPC)
S13°55'28"W 2.06'(SPC)
S13°55'28"W 50.00'(SPC)
10' BELL TELEPHONE EASEMENT RB 3487, PG 61
10' WIDE GAS EASEMENT RB 3487, PG 554 PHILADELPHIA ELECTRIC COMPANY
30' WIDE SANITARY SEWER EASEMENT RB 3480, PG 199 UPPER MERION TOWNSHIP AUTHORITY
WATERLINE RIGHT-OF-WAY FOR A 12" WATER TRANSMISSION MAIN RB 3478, PG 77 PHILADELPHIA SUBURBAN WATER COMPANY
PROPOSED RETAINING WALL
3/4" REBAR FOUND
5/8" REBAR FOUND
PROP. STOP SIGN AND BAR
PROP. 6" BELGIAN BLOCK CURB (TYP.)
PROP. 5' WIDE CONC. SIDEWALK (TYP.)
PROP. SIGN "RESERVED PARKING"
PROP. DO NOT ENTER SIGN(S)
DUMPSTER ENCLOSURE WITH CONCRETE APRON (TYP.)
TYPE 1A CURB RAMP (TYP.)
TYPE 2 CURB RAMP
BICYCLE RACK
STAIRS
PARKING GARAGE 84 PARKING SPACES
GAR=155.00
PROP. STOP SIGN AND BAR ON BACK
PROP. DO NOT ENTER SIGN ON BACK
PROP. 35 L.F. DEP. CURB
PROP. SIGN "RESERVED PARKING - VAN ACCESSIBLE"
PROP. 5' WIDE CONC. SIDEWALK (TYP.)
VARYING WIDTH CONC. SIDEWALK (TYP.)
PROP. 4' WIDE CONC. SIDEWALK (TYP.)
PROP. 6' WIDE BELGIAN BLOCK CURB (TYP.)
PROP. 8' BELGIAN BLOCK CURB (TYP.)
PROP. 11' WIDE CONC. CURB (TYP.)
PROP. 6" BELGIAN BLOCK CURB (TYP.)
PROP. 5' WIDE CONC. SIDEWALK (TYP.)
PROP. 5' WIDE WALKING TRAIL
PROP. 50' WIDE BUILDING SETBACK & GREEN AREA
PROP. 5' WIDE CONC. SIDEWALK (TYP.)
PROP. 5' WIDE CONC. SIDEWALK (TYP.)
PROP. 5' WIDE CONC. SIDEWALK (TYP.)