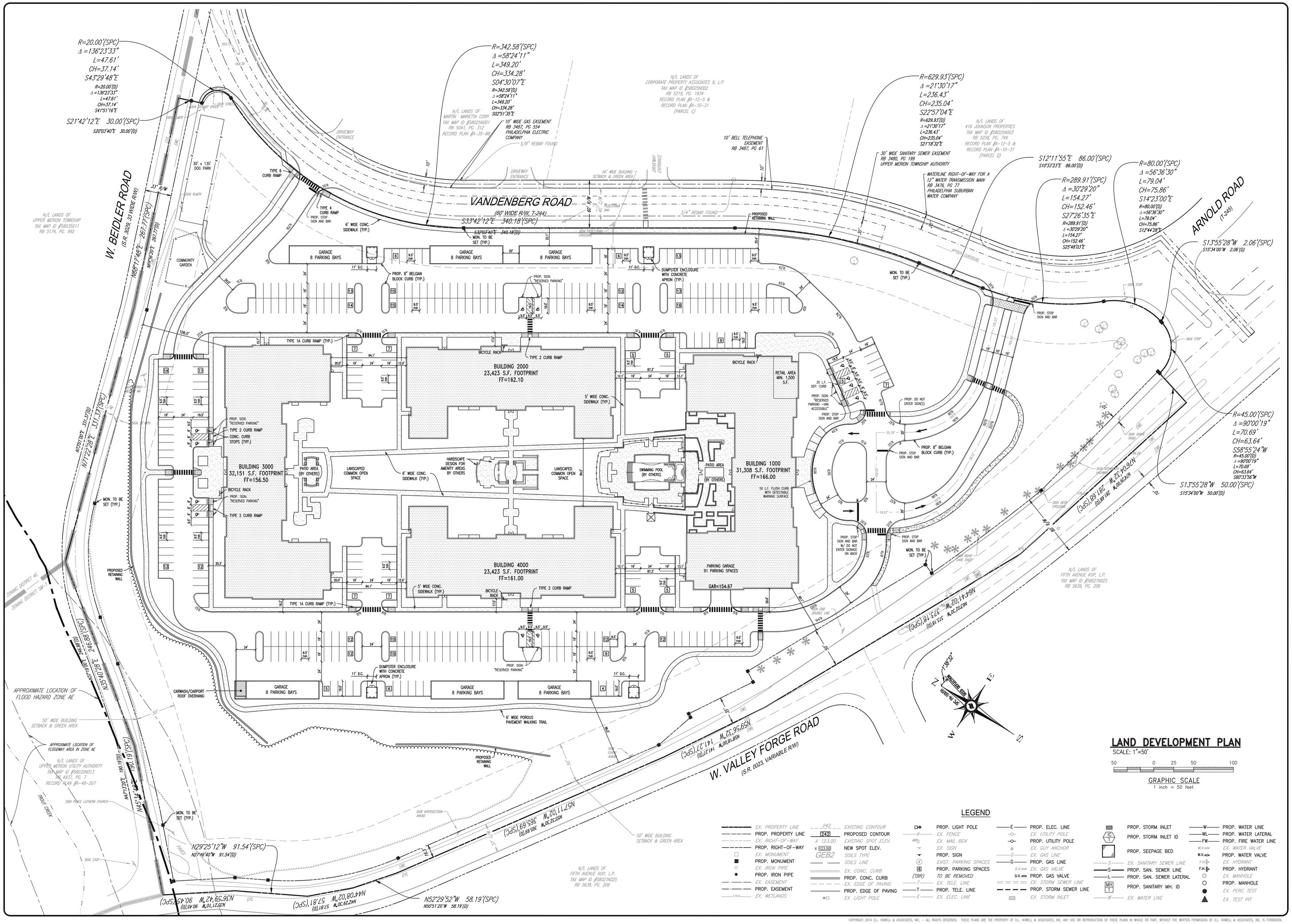
VANDENBERG ROAD
(60' WIDE R/W, T-244)
S33°42'12"E 340.18'(SPC)
S33°42'12"E 340.18'(D)
W. BEIDLER ROAD
(S.R. 3029, 33' WIDE R/W)
ARNOLD ROAD
(T-849)
W. VALLEY FORGE ROAD
(S.R. 0023, VARIABLE R/W)
R=20.00'(SPC)
Δ =136°23'33"
L=47.61'
CH=37.14'
S43°29'48"E
S21°42'12"E 30.00'(SPC)
S20°03'40"E 30.00'(D)
R=342.58'(SPC)
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)
S10°13'23"E 86.00'(D)
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)
S15°34'00"W 2.06'(D)
R=45.00'(SPC)
Δ =90°00'19"
L=70.69'
CH=63.64'
S58°55'24"W
S58°33'56"W
S13°55'28"W 50.00'(SPC)
S15°34'00"W 50.00'(D)
N/L LANDS OF
UPPER MERION TOWNSHIP
TAX MAP ID #58035011
RB 5174, PG. 992
N/L LANDS OF
MARTIN, MARIETTA CORP.
TAX MAP ID #58025A001
RB 5041, PG. 312
RECORD PLAN #A-35-68
N/L LANDS OF
CORPORATE PROPERTY ASSOCIATES 9, L.P.
TAX MAP ID #58025A002
RB 5219, PG. 1934
RECORD PLAN #A-12-5 &
RECORD PLAN #A-10-31
(PARCEL C)
N/L LANDS OF
416 JOHNSON PROPERTIES
TAX MAP ID #58025A003
RB 5258, PG. 749
RECORD PLAN #A-12-5 &
RECORD PLAN #A-10-31
(PARCEL D)
N/L LANDS OF
FIFTH AVENUE KOP, L.P.
TAX MAP ID #58027A025
RB 5639, PG. 206
N/L LANDS OF
UPPER MERION UTILITY AUTHORITY
TAX MAP ID #58035A013
RB 4937, PG. 7
RECORD PLAN #A-48-207
BUILDING 2000
23,423 S.F. FOOTPRINT
FF=162.10
BUILDING 3000
32,151 S.F. FOOTPRINT
FF=156.50
BUILDING 4000
23,423 S.F. FOOTPRINT
FF=161.00
BUILDING 1000
31,308 S.F. FOOTPRINT
FF=166.00
RETAIL AREA
MIN. 1,500
S.F.
PARKING GARAGE
91 PARKING SPACES
GAR=154.67
GARAGE
8 PARKING BAYS
COMMUNITY
GARDEN
30' x 135'
DOG PARK
PROPOSED
RETAINING WALL
6' WIDE POROUS
PAVEMENT WALKING TRAIL
CARWASH/CARPORT
ROOF OVERHANG
DUMPSTER ENCLOSURE
WITH CONCRETE
APRON (TYP.)
PROP. 8" BELGIAN
BLOCK CURB (TYP.)
TYPE 1A CURB RAMP (TYP.)
TYPE 2 CURB RAMP
TYPE 4
CURB RAMP
TYPE 6
CURB RAMP
BICYCLE RACK
PROP. SIGN
"RESERVED PARKING"
CONC. CURB
STOPS (TYP.)
5' WIDE CONC.
SIDEWALK (TYP.)
6' WIDE CONC.
SIDEWALK (TYP.)
LANDSCAPED
COMMON OPEN
SPACE
PATIO AREA
(BY OTHERS)
HARDSCAPE
DESIGN FOR
AMENITY AREAS
BY OTHERS
SWIMMING POOL
(BY OTHERS)
50' LF. TUSCH CURB
WITH DETECTABLE
WARNING SURFACE
PROP. STOP
SIGN AND BAR
PROP. DO NOT
ENTER SIGN(D)
PROP. STOP
SIGN AND BAR
W/ DO NOT
ENTER SIGNAGE
ON BACK
35 L.F.
DEP. CURB
MON. TO BE
SET (TYP.)
PROPOSED
RETAINING WALL
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 3476, PG 77
PHILADELPHIA SUBURBAN
WATER COMPANY
5/8" REBAR FOUND
3/4" REBAR FOUND
50' WIDE BUILDING
SETBACK & GREEN AREA
APPROXIMATE LOCATION OF
FLOOD HAZARD ZONE AE
APPROXIMATE LOCATION OF
FLOODWAY AREA IN ZONE AE
TROUT CREEK
SIGN FENCE LUTHERN CHURCH
SIGN STOP
SIGN WIDTH
SIGN INTERSECTION
AHEAD
SIGN END
DIVIDE LINE
SIGN DIVIDE
ROAD
SIGN BEGIN
DIVIDE LINE
ZONING DISTRICT AE
ZONING DISTRICT SM-1
N17°22'28"E 331.37'(SPC)
N17°46'40"W 331.37'(D)
N15°40'38"E 246.88'(SPC)
N15°04'00"W 246.88'(D)
N29°25'12"W 91.54'(SPC)
N27°46'40"W 91.54'(D)
N52°29'52"W 58.19'(SPC)
N50°51'20"W 58.19'(D)
N64°41'20"W 373.18'(SPC)
N63°03'20"W 373.18'(D)
N63°25'65"W
N61°47'45"W
N64°20'80"W
N62°42'20"W
N63°39'65"W
N62°01'25"W
N61°27'14"W
N59°49'01"W
N57°10'37"W
N55°32'13"W
N53°53'49"W
N52°15'25"W
N50°36'61"W
N48°58'37"W
N47°20'13"W
N45°41'49"W
N44°03'25"W
N42°25'01"W
N40°46'37"W
N39°08'13"W
N37°29'49"W
N35°51'25"W
N34°13'01"W
N32°34'37"W
N30°56'13"W
N29°17'49"W
N27°39'25"W
N26°01'01"W
N24°22'37"W
N22°44'13"W
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N111°37'23"E
N113°15'47"E
N114°54'11"E
N116°32'35"E
N118°10'59"E
N119°49'23"E
N121°27'47"E
N123°06'11"E
N124°44'35"E
N126°22'59"E
N128°01'23"E
N129°39'47"E
N131°18'11"E
N132°56'35"E
N134°34'59"E
N136°13'23"E
N137°51'47"E
N139°30'11"E
N141°08'35"E
N142°46'59"E
N144°25'23"E
N146°03'47"E
N147°42'11"E
N149°20'35"E
N150°58'59"E
N152°37'23"E
N154°15'47"E
N155°54'11"E
N157°32'35"E
N159°10'59"E
N160°49'23"E
N162°27'47"E
N164°06'11"E
N165°44'35"E
N167°22'59"E
N169°01'23"E
N170°39'47"E
N172°18'11"E
N173°56'35"E
N175°34'59"E
N177°13'23"E
N178°51'47"E
N180°30'11"E
N182°08'35"E
N183°46'59"E
N185°25'23"E
N187°03'47"E
N188°42'11"E
N190°20'35"E
N191°58'59"E
N193°37'23"E
N195°15'47"E
N196°54'11"E
N198°32'35"E
N200°10'59"E
N201°49'23"E
N203°27'47"E
N205°06'11"E
N206°44'35"E
N208°22'59"E
N210°01'23"E
N211°39'47"E
N213°18'11"E
N214°56'35"E
N216°34'59"E
N218°13'23"E
N219°51'47"E