

**BLOCK 7
UNIT 4**
APN #58-00-1749-007
LANDS N/F
REALEN VALLEY FORGE GREEN ASSOCIATES
D.B. 5762, PG. 162

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UNIT 4**
APN #58-00-1749-007
LANDS N/F
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D.B. 5762, PG. 162

**LOT 1
WEGMANS
LEASE PARCEL**
(PER D.B. 5805, PG. 2696)

**LOT 5
WEGMANS RESTAURANT
(LEASE) PARCEL**
(PER D.B. 5805, PG. 2696)

DRAWING LEGEND

	PROPERTY LINE
	TRACT SETBACK LINE
	LEGAL RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED FLUSH CURB
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED CURB BY OTHER
	PROPOSED SIDEWALK BY OTHER
	PROPOSED CONCRETE AREA
	PROPOSED POROUS PAVERS
	PROPOSED PEDESTRIAN CROSSING
	PROPOSED EASEMENT

REFER TO PLANS PREPARED BY GILMORE & ASSOCIATES, INC. AND / OR TRAFFIC PLANNING & DESIGN, INC. FOR ALL WORK WITHIN THE R.O.W. OF VILLAGE DRIVE, BRYCE LANE, SOMERSET PLACE, MARKET STREET AND SWEDSFORD ROAD. THIS NOTE IS TYPICAL TO ALL SHEETS WITHIN THIS SET.

* EXCLUDES AREAS OF EXTERNAL MECHANICAL ROOMS
** AREA TO BE EXCLUDED FROM GROSS LEASABLE AREA (GLA) BUT INCLUDED IN NET LEASABLE AREA (NLA) (SEE NOTES ON SHEET 6 OF 33)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

OWNER/CORPORATE CERTIFICATION

I DO HEREBY CERTIFY _____ IS THE REGISTERED OWNER OF THE LAND HEREIN SUBMITTED AND THAT THEY DO ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

BY: _____

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THE _____ DAY OF _____, A.D. 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF JBG ROSENFELD RETAIL AND HE/SHE AS SUCH OFFICER BEING AUTHORIZED TO DO SO, HAS EXECUTED THE FOREGOING PLAN BY SIGNING HIS/HER NAME AS SUCH OFFICER.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP ON THE _____ DAY OF _____, 201__.

SECRETARY _____

CHAIRMAN _____

TOWNSHIP ENGINEER (REVIEWED BY) _____

COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK NO. _____ PAGE NO. _____ ON THE _____ DAY OF _____, 201__.

COUNTY RECORDER OF DEEDS _____

SURVEYOR

I, _____, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME. THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DATE _____

BOHLER ENGINEERING
CORPORATE OFFICE:
WARREN, NJ
OFFICES:
SOUTHBOROUGH, MA
TOWSON, MD
ALBANY, NY
CHALCOTE, PA
PHILADELPHIA, PA
TAMPA, FL
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CIVIL & CONSULTING ENGINEERS
SURVEYORS

REVISIONS

REV	DATE	COMMENT	BY
1	05/16/14	PER SELLER'S REVIEW	JPW
2	06/06/14	PER SELLER'S COMMENTS	JPW

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
POCS SERIAL NUMBER
1-800-242-1776

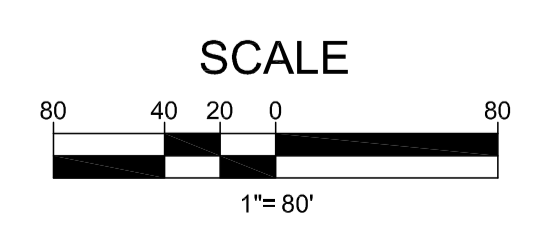
NOT APPROVED FOR CONSTRUCTION
PROJECT No.: PH130526
DRAWN BY: J.P.W.
CHECKED BY: C.R.
DATE: 2014.04.21
SCALE: 1"=80'
CAD I.D.: PH130526BASE-2

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
JBG ROSENFELD RETAIL ASSOCIATES LLC
KING OF PRUSSIA TOWN CENTER
EAST SWEDSFORD ROAD AND GUTHRIE ROAD
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PA

BOHLER ENGINEERING
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PENNSYLVANIA 19114
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

C. BROWN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317

OVERALL SITE PLAN
(RECORD PLAN: 2 OF 6)
SHEET NUMBER:
2
OF 32
REVISION 2



C:\13139\B0526\CAD\LAND DEV\REV\PH130526BASE-2.dwg -> JARGUE - 02 - 0956 - SITE