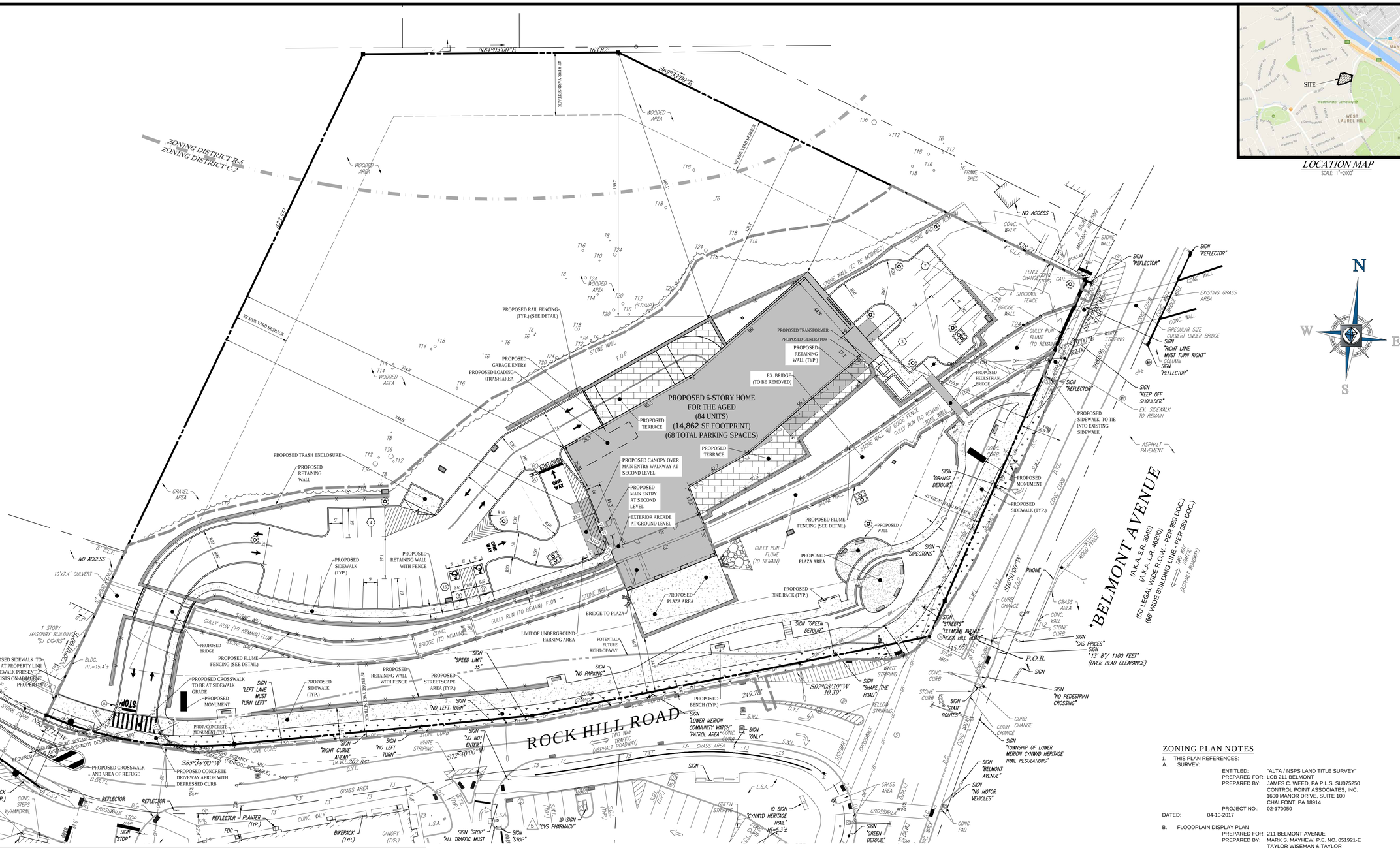
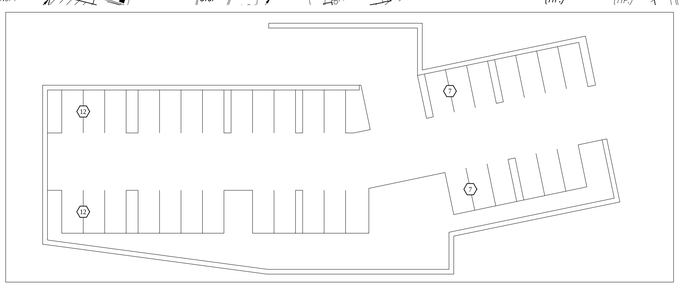


LOCATION MAP
SCALE: 1"=2000'

SUB-SURFACE PARKING



SCALE: 1"= 30'

LEGEND

- PROPOSED TYPE 'M' INLET
- PROPOSED TYPE 'C' INLET
- PROPOSED YARD DRAIN
- PROPOSED MANHOLE
- PROPOSED ENDWALL
- PROPOSED CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED BOLLARD
- PROPOSED SIGN
- PROPOSED PARKING SPACES
- PROPOSED CROSSWALK
- PROPOSED ADA SYMBOL
- PROPOSED CURB RAMP
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE VERGE
- EXISTING PROPERTY BOUNDARY
- EXISTING LEGAL ROW
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING TREE LINE
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONCRETE CURB
- PROPOSED RETAINING WALL
- PROPOSED GUIDERAIL
- PROPOSED CHAIN LINK FENCE
- PROPOSED CONCRETE CURB
- PROPOSED FLUSH CURB
- PROPOSED LIMIT OF DISTURBANCE

PROPOSED SIGNAGE SYMBOL LEGEND

- (A) PROPOSED "STOP" SIGN
- (B) PROPOSED "RESERVED PARKING", "VAN ACCESSIBLE", AND PENALTIES SIGNS
- (C) PROPOSED "DO NOT ENTER" SIGN

MEAN GRADE CALCULATIONS:

MEAN GROUND SURFACE ELEVATION= +/- 82.62 FT.
LOWEST ELEVATION= +/- 70.00'

AVERAGE MEAN PROPOSED GRADE	82.62
MAX BUILDING HEIGHT ELEVATION ALLOWED	146.74
BUILDING HEIGHT ELEVATION PROPOSED	138.00

EXISTING AND PROPOSED IMPERVIOUS AREAS

	EXISTING (SF)	PROPOSED (SF)	IMPERVIOUS REDUCTION (SF)
ROOF AREA	27,595	21,344	6,251
PAVEMENT	42,101	38,333	3,768
TOTAL	69,696	59,677	10,019

ZONING PLAN NOTES

1. THIS PLAN REFERENCES:
   A. SURVEY:
      ENTITLED: "ALTA / NSPS LAND TITLE SURVEY"
      PREPARED FOR: LCB 211 BELMONT
      PREPARED BY: JAMES C. WEED, PA P.L.S. SU075250
      CONTROL POINT ASSOCIATES, INC.
      1600 MANOR DRIVE, SUITE 100
      CHALFONT, PA 18914
      PROJECT NO.: 02-170050
      DATED: 04-10-2017
   B. FLOODPLAIN DISPLAY PLAN
      PREPARED FOR: 211 BELMONT AVENUE
      PREPARED BY: MARK S. MAYHEW, P.E. NO. 051921-E
      TAYLOR WISEMAN & TAYLOR
      1300 HORIZON DRIVE, SUITE 112
      CHALFONT, PA 18914
      DATED: MAY 17, 2012
      DRAWING NO.: 04911
2. APPLICANT:
   LCB SENIOR LIVING, LLC
   3 EDGEWATER DRIVE, SUITE 101
   NORWOOD, MA 02062
3. ZONING DATA:
   211 BELMONT AVENUE
   BALA CYNWYD, LOWER MERION TOWNSHIP
   MONTGOMERY COUNTY, PA, 19004
   PARCEL NO. 40-0005176-00-4
   EXISTING ZONING: COMMERCIAL DISTRICT (C-2), RESIDENTIAL DISTRICT (R-5) & ROCK HILL OVERLAY DISTRICT (ROHO)
   EXISTING USE: COMMERCIAL USE
   PROPOSED USE: HOME FOR THE AGED **(CONDITIONAL USE/SPECIAL EXCEPTION APPROVED)**
4. STREET TREES SHALL BE PLANTED AT INTERVALS NO GREATER THAN FORTY (40') FEET ALONG THE PUBLIC/PEDESTRIAN RIGHT-OF-WAY.

SCALE: 1"= 30'

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGN
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING
TRANSPORTATION SERVICES
UPSTATE NEW YORK
NEW ENGLAND
NEW JERSEY
NEW YORK METRO
NEW YORK, NY
ROCHESTER, NY
NORTHERN VIRGINIA
CENTRAL VIRGINIA
RALEIGH, NC
CHARLOTTE, NC
TAMPA, FL
ORLANDO, FL
PHILADELPHIA, PA
LEHIGH VALLEY, PA
LANCASTER, PA
REHOBOTH BEACH, DE
BALTIMORE, MD
WASHINGTON, MD

THE INFORMATION CONTAINED ON THIS PLAN SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	BY
1	08/21/2018	FOR NPDES SUBMISSION	MR
2	10/18/2018	PER MCCD & TOWNSHIP REVIEW	MR
3	12/12/2018	PER MCCD REVIEW DATED 11/14/2018	MR
4	01/04/2019	PER TOWNSHIP RESUBMISSION	MR

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 SYSTEM, INC. 1-800-242-1776
POCS SERIAL NUMBER 20170801034

PROJECT No.: PP170527
DRAWN BY: D.T.L.
CHECKED BY: C.N.D
DATE: 2018.08.10
CAD I.D.: PP170527 BASE-7

PROJECT:
LAND DEVELOPMENT PLANS
FOR
LCB SENIOR LIVING
LOWER MERION
211 BELMONT AVENUE
LOWER MERION TOWNSHIP
MONTGOMERY COUNTY, PA

BOHLER ENGINEERING
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PENNSYLVANIA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

C. BROWN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317

SHEET TITLE:
SITE PLAN
(RECORD PLAN 3 OF 11)

SHEET NUMBER:
3
OF 30

REVISION 4

AG R:\PP170527\DRAWINGS\BASEREV2 - TWP RESUBMISSION\PP170527 BASE-7.----XLAYOUT: 03-SITE